



Newland, Witney

Breckon & Breckon  
EST. 1847



# 68 Newland

Witney OX28 3JG

Perfectly located for a pleasant walk into Witney town across Langel Common this charming home is a real delight. Offering 1,836 sq ft of characterful living space alongside a delightful cottage garden this handsome property is a fine example of period living at its best. A wealth of period features throughout include exposed stonework, ceiling beams, and flagstone floor. The sitting room has a stone fireplace, the superb dining room offers plenty of space for family entertaining with a cosy feel from the attractive Westminster stone fireplace and bay window with seat. The kitchen has a Rangemaster stove, flagstone floor and a view through the fabulous conservatory that enjoys a sunny outlook across the floral vista. Externally, the generous garden affords great privacy and offers a paved area ideal for alfresco dining.

Newland is within walking distance of both primary and secondary schools, the bustling town centre, main bus links to Oxford and the A40 for easy access to Oxford/Cheltenham. Overall, a home where an appointment to view will not disappoint.



South Facing

**Guide Price: £625,000**











**Council Tax:**  
Band E - £2,922.60

**Parking**  
On street

**Local Authority**  
West Oxfordshire  
District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		80	92

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# “Agent's comment”

*An individual property along one of Witney's oldest roads that offers an abundance of character and space for family living.*

*Positioned well for access to the town, schools and eateries and countryside walks are within easy reach.*

*In the same ownership for many years this lovely home has been well-maintained along with the truly delightful, mature garden to the rear.*



GROSS INTERNAL AREA  
 FLOOR 1 88.8 m<sup>2</sup> ( 955 sq.ft.) FLOOR 2 61.0 m<sup>2</sup> ( 656 sq.ft.) FLOOR 3 11.5 m<sup>2</sup> ( 124 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 10.4 m<sup>2</sup> ( 116 sq.ft.)  
 TOTAL : 161.1 m<sup>2</sup> ( 1735 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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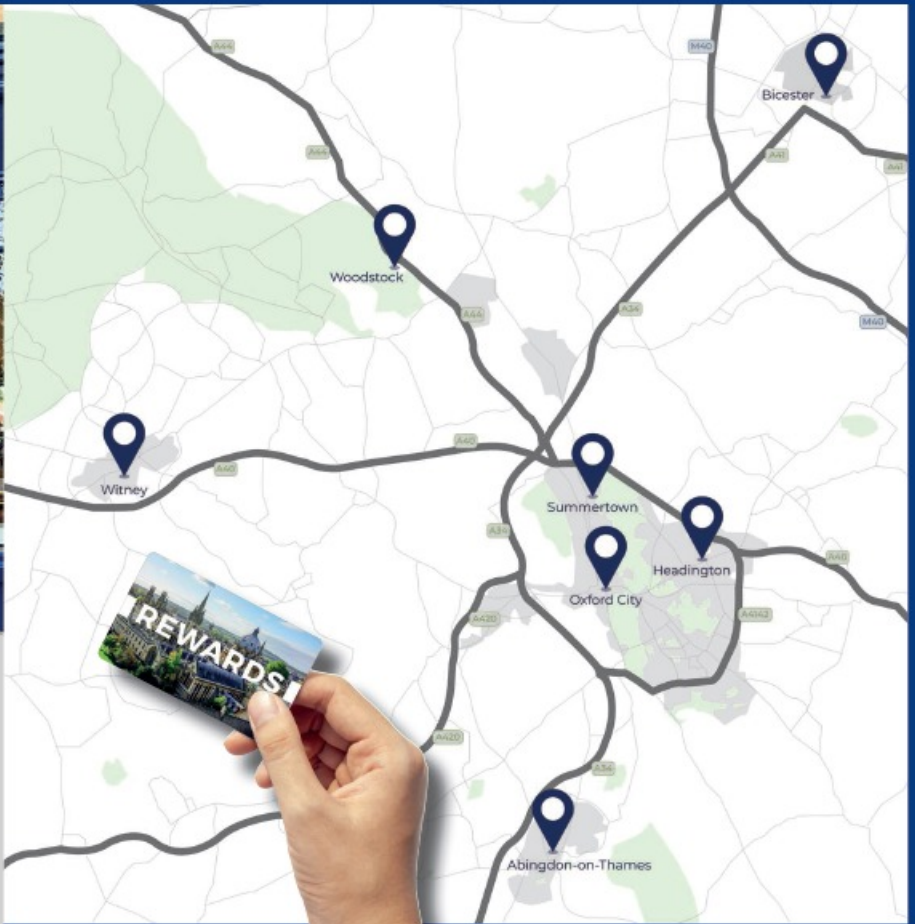
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