

# 12 MILLERS MEWS

WITNEY OX28 1QT

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Millers Mews is a desirable location off West End which is within easy reach of the amenities in the town via a pleasant meadow walk or short drive. This spacious home is presented in excellent order throughout and offers approx. 1764 sq ft of superb family living space across two floors. The dual aspect sitting enjoys plenty of natural light whilst the kitchen was refitted in 2020 and offers a good range of contemporary units and integrated appliances. Two further reception rooms, WC and utility room complete the wonderful ground floor picture. A generous principal bedroom with ensuite sits alongside a guest ensuite bedroom, two further bedrooms and family bathroom. This quiet private road is within a conservation area and offers private access to countryside walks whilst also being close to the Oxford bus route and town centre.



## GUIDE PRICE

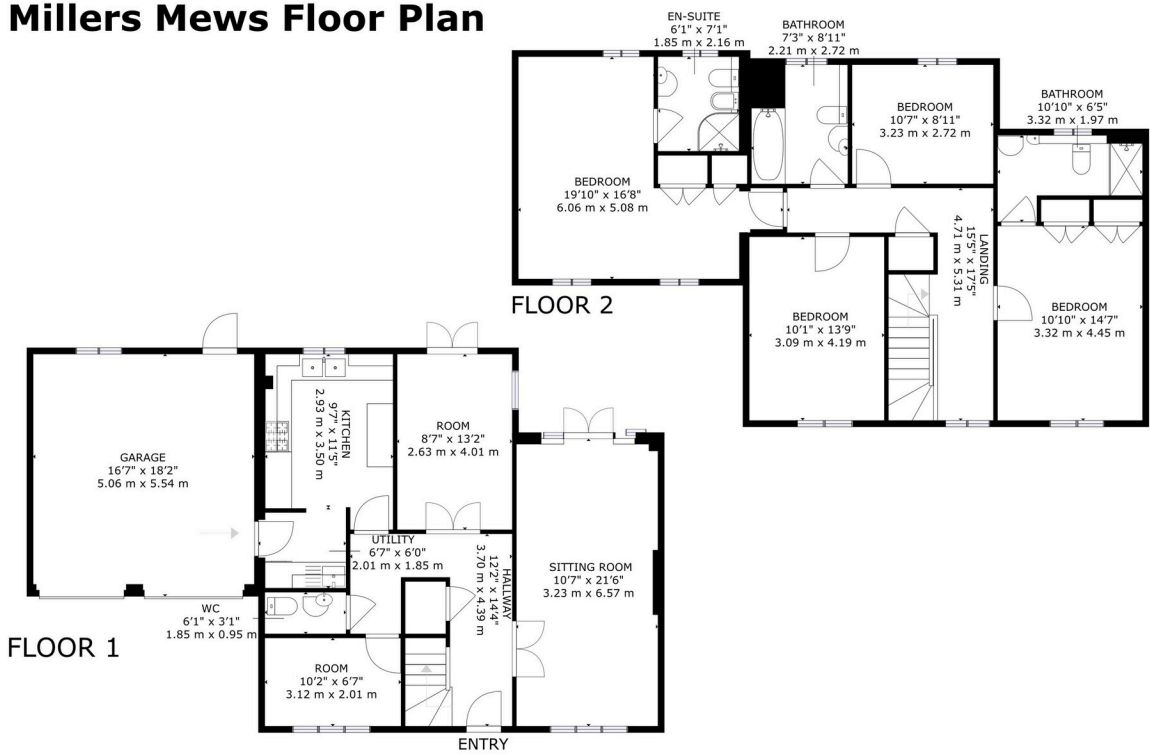
£600,000







Millers Mews Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 753 sq.ft, 70 m², FLOOR 2: 1011 sq.ft, 94 m²  
EXCLUDED AREAS: GARAGE: 290 sq.ft, 27 m²  
TOTAL: 1764 sq.ft, 164 m²  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
Band F - £3,453.90

**Parking:**  
Double Garage & Driveway

**Local Authority:**  
West Oxfordshire District Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



# “ LOCATION COMMENT

*Witney is a delightful market town on the edge of the Cotswolds and historically connected with the wool trade and blanket making. It has an excellent range of shopping and leisure amenities including most of the high street retail brands, as well as a multi-screen cinema, a fine choice of pub/restaurants, and open green spaces and riverside walks to the Witney Lake & Country Park. The A40 provides a road link to Oxford and a regular bus service runs to both Oxford and also Long Hanborough/Woodstock and the Oxford Parkway rail station. There is also a main line station with a fast London service in nearby Long Hanborough about five miles away.*





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