



Gibbetts Close Farm Oxford Hill, Witney – OX29 6UT
Witney

Guide Price £700,000

Gibbetts Close Farm Oxford Hill

An extensively improved detached bungalow enjoying a large plot (approximately 0.85 acre) with views over the adjoining Wychwood Forest Trust nature reserve.

The bungalow has been refurbished in recent years and offers potential to remodel/extend, subject to obtaining necessary consents. The accommodation briefly comprises entrance hall, a lovely kitchen/dining/sitting room with woodburning stove and French doors accessing a large decking/entertaining area overlooking Gibbetts Close Hill nature reserve, a side porch, three bedrooms with an ensuite cloakroom to the main bedroom, and a bath/shower room. Part electric heating (underfloor heating to some rooms), off road parking and large gardens with a number of buildings/sheds in varying states of repair. There is telecoms mast within the plot which generates an income of approximately £2,250 per annum, with a right of way for the masts maintenance.

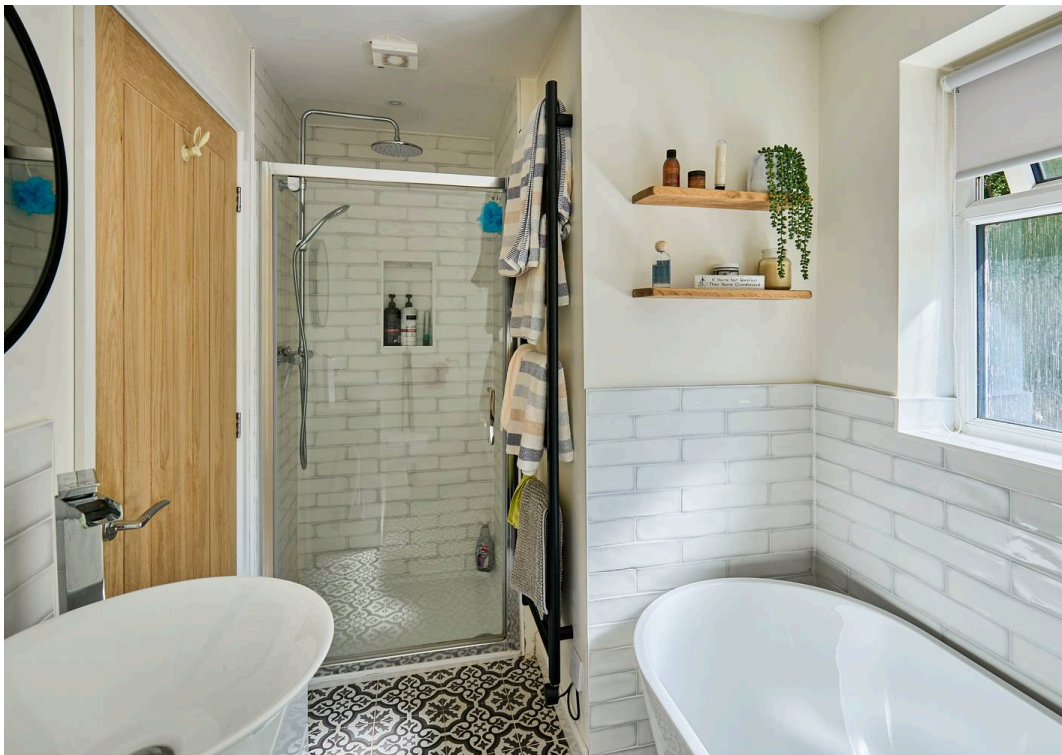
Directions: Leaving Witney via Oxford Hill (B4022) proceed through the traffic lights at the junction with Jubilee Way and Cogges Hill Road, and after a few hundred feet (almost opposite Witney Windrush Cemetery) take the entrance on the left with the metal gate. If using what3words Navigation App: retire.voices.bucked

WODC Council Tax Band D.

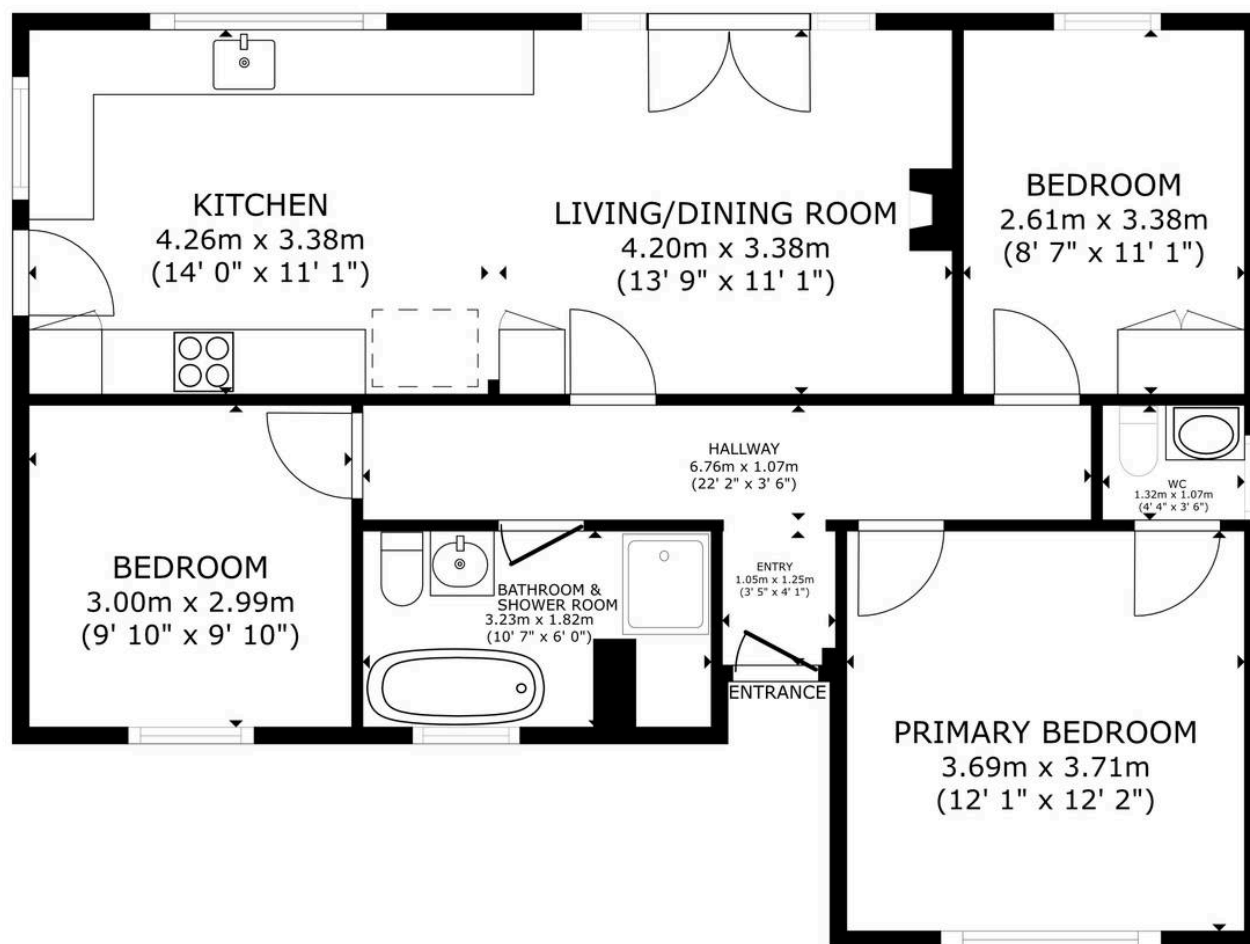
EPC Rating F.

Tenure: Freehold





Gibbetts Close Farm Floor Plan



GROSS INTERNAL AREA
FLOOR PLAN 79.1 m² (852 sq.ft.)
TOTAL : 79.1 m² (852 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Martyn Cox & Company

6-8 Corn Street, Witney - OX28 6BL

01993 779020 • property@martyncox.com • www.martyncox.com



These particulars are approximate and for illustrative purposes only. They have been prepared in good faith and not intended to be part of an offer or contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. photos, measurements, floor plans, distances, lease details, services charges and ground rent are given as a guide only.