



**69 MOORLAND ROAD**

WITNEY OX28 6LT





# 69 Moorland Road

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Located within walking distance of the town's amenities, and transport links to Oxford, this beautifully presented, link-detached home enjoys a delightful position overlooking an open green. Step inside to begin the tour of stylish, and generous accommodation set across two floors. The welcoming hallway opens to a light-filled living/dining room, a lovely room for relaxing around the wood burning stove. The contemporary kitchen is fitted with a wide range of units with wood worktops, and integrated appliances. This room is definitely the hub of this wonderful home. A large second reception/bedroom was created from the garage.

Externally, the rear garden is fully enclosed and benefits from a high degree of privacy providing a safe space for children and pets alike. The patio area is ideal for alfresco dining. There is a low-maintenance front garden with gated driveway parking. In summary, this outstanding property offers high quality living and enjoys a great position close to the centre of town.

**£425,000**

**GUIDE PRICE**



**3**



**1**



**1**



**Enclosed**









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OX28 6BB

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e: [witney@breckon.co.uk](mailto:witney@breckon.co.uk)

## Moorland, Witney OX28 6LT

Approximate Gross Internal Area = 117.98 sq m / 1270 sq ft

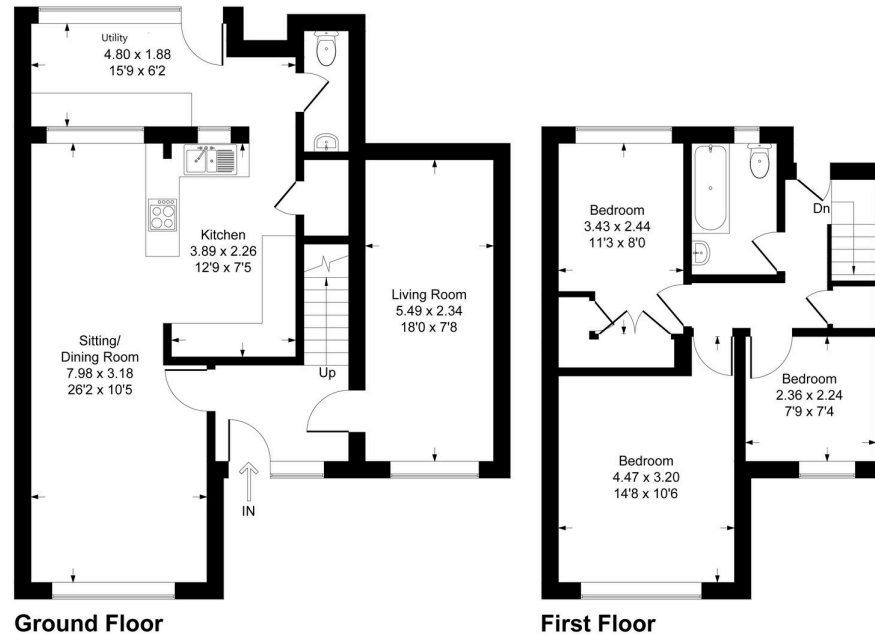


Illustration for identification purpose only, measurements approximate, and not to scale.

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### Land Team

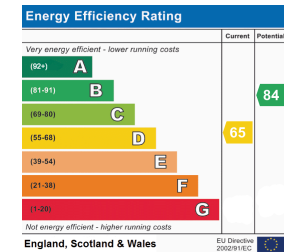
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## Council Tax Band

Band D

£,2527.43

## Local Authority

Local Authority

West Oxfordshire District Council

### Creative Department

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