



New Yatt Road
WITNEY OX28 1NZ

for sale offers in excess of
£850,000



Property Description

Positioned on one of Witney's most sought after addresses, this exceptional five bedroom detached home on New Yatt Road offers over 2000 sq. ft of generous living space with an impressive standard of finish throughout. This home has been beautifully maintained and would be perfect for families seeking space, style, and convenience.

Set behind a large private driveway. As you open the door into a welcoming hallway this leads to two spacious bedrooms and a four piece bathroom. The master bedroom has its own en suite and stylish fitted-out dressing area.

The expansive kitchen/diner has been refitted to a modern standard and offers everything you would need in a kitchen and comes complete with a centre island, tiled flooring, and spotlighting. This room is completely open plan giving a real sense of space and really is the heart of this home. A bright sitting room complete with parquet flooring and a log burner is perfect for those winter evenings in, there is a separate study, and practical utility room to further enhance the ground floor layout.

The property offers remarkable bedroom flexibility, with three well proportioned bedrooms on the ground floor and upstairs you will find two further generous bedrooms along with a modern shower room and spacious landing. Externally, the home features a garage and a wide driveway capable of accommodating multiple vehicles. The rear garden is private and rests on a sizeable 0.28 acre plot.





Total floor area 192.7 m² (2,074 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01993 778 281
E witney@connells.co.uk

13 Corn Street
 WITNEY OX28 6DB

EPC Rating: D Council Tax
 Band: F

view this property online connells.co.uk/Property/WNY305819

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WNY305819 - 0005