

Newland Mill, Witney

Offers Over **£550,000**









35 Newland Mill

Witney

Brought to market with no onward chain is this beautifully presented five-bedroom detached home situated at the end of a peaceful cul-de-sac on the popular Newland Mill development.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

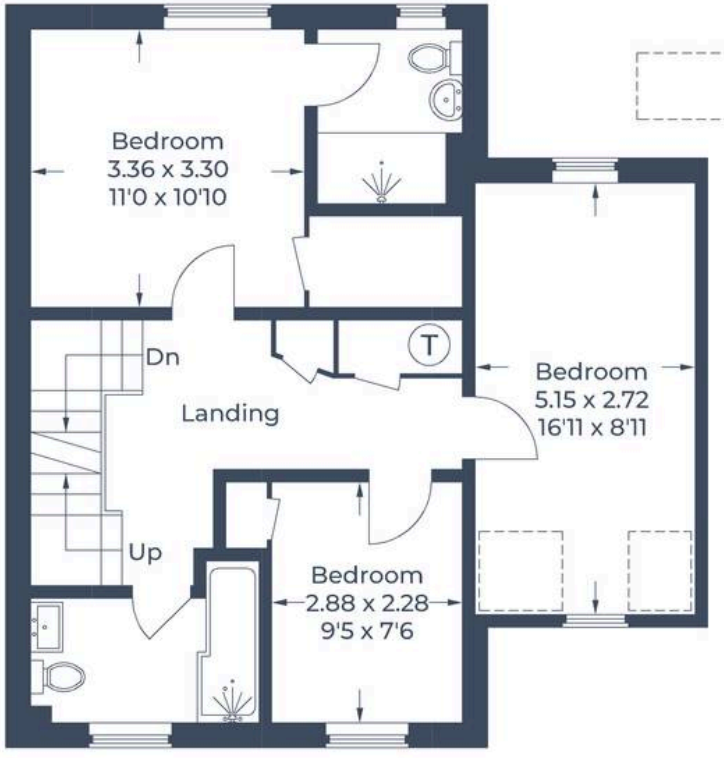
EPC Environmental Impact Rating: E

- Brought to the market with no onward chain.
- A beautifully presented five-bedroom detached home located on the popular Newland Mill development within walking distance of all local amenities and the nearby S1 bus stop.
- Off-street parking for up to six cars.
- Tucked away at the end of a peaceful cul-de-sac.
- Open plan kitchen/dining/living room with Neff integrated appliances, island and log burner.
- Master bedroom with ensuite and built in wardrobe.
- Four additional double bedrooms.
- Landscaped rear garden with feature stone wall and patio area.

Approximate Gross Internal Area
Ground Floor = 63.9 sq m / 688 sq ft
First Floor = 58.0 sq m / 624 sq ft
Second Floor = 28.9 sq m / 311 sq ft
Total = 150.8 sq m / 1,623 sq ft

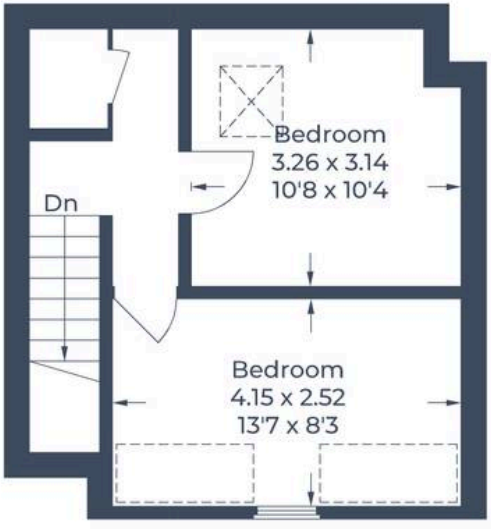


Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0



Second Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Simpsons



Simpsons Witney Branch

4 Langdale Court Witney, Oxfordshire - OX28 6AD

01993 835030 • witney@simpsonsproperty.com • www.simpsonsproperty.com/