





# Farmers Close Witney OX28 1NR

for sale offers in excess of  
**£275,000**



## Property Description

A well-presented three bedroom family home situated within the popular Farmers Close area of Witney, offering balanced accommodation across two floors along with the benefit of a separate garage. The property is approached via an entrance hall which provides access to the main living areas and staircase to the first floor.

The ground floor features a generous sitting room which is the full width of the property providing an excellent space for relaxing and entertaining, with plenty of natural light from the rear aspect. To the rear of the property there is a separate dining room, conveniently positioned adjacent to the fitted kitchen, which offers a practical layout with ample worktop space and direct access. The overall arrangement lends itself well to both modern family living and formal dining.

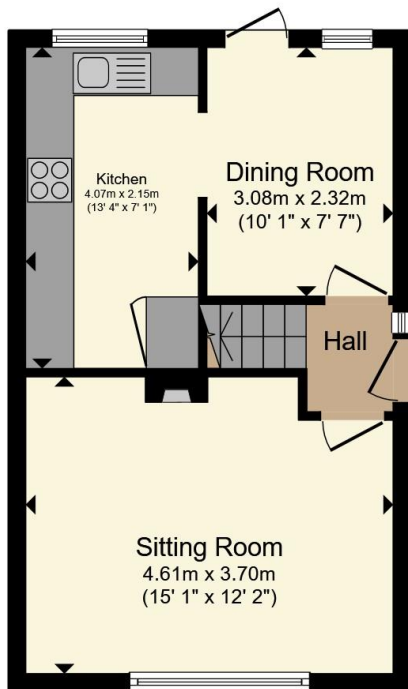
Upstairs, the first floor comprises three bedrooms, including a spacious principal bedroom and a well-proportioned second bedroom, both suitable for double beds. The third bedroom provides a versatile space ideal for use as a home office, nursery, or guest room. A family bathroom serves all bedrooms and is accessed from the central landing, with additional built-in storage completing the upper floor.

Externally, the property benefits from a garage measuring approximately 5.50m x 2.52m, providing secure parking or additional storage. Located in a quiet residential setting, the home is well placed for access to local amenities, schools, and Witney town centre.

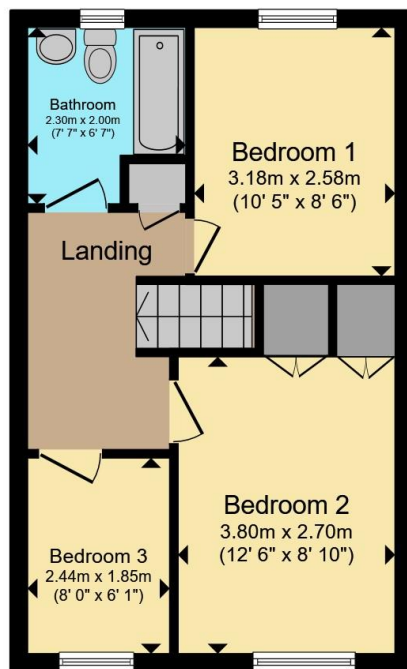




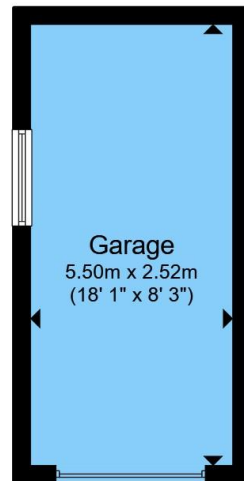




**Ground Floor**



**First Floor**



**Garage**

Total floor area 85.1 m<sup>2</sup> (916 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](http://www.propertybox.io)

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**T 01993 778 281**  
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EPC Rating: E Council Tax  
Band: C

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Tenure: Freehold



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