

# 329 THORNEY LEYS

WITNEY OX28 5NU

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Located close to schools and shops this super family home is well presented and offers excellent living space across two floors. The contemporary kitchen is fitted with a wide range of wood fronted units, integrated oven and space for white goods. This room offers ample space for family dining. Two windows and double glass doors allow plenty of natural light to fill the good size sitting room and the conservatory is a wonderful addition to enjoy sunny days looking over the garden. The entrance hall completes the ground floor picture. Four double bedrooms offer good space for storage and these rooms are well served by the bathroom which enjoys a bath and separate shower.

Externally, the rear garden affords a good degree of privacy and offers a safe space for children and pets alike with lawn and patio area for alfresco family dining. Overall, an excellent family home within easy reach of all amenities and with the benefit of garage and driveway. A viewing is essential to fully appreciate this property.

## GUIDE PRICE

**£415,000**



4



1



1



Enclosed



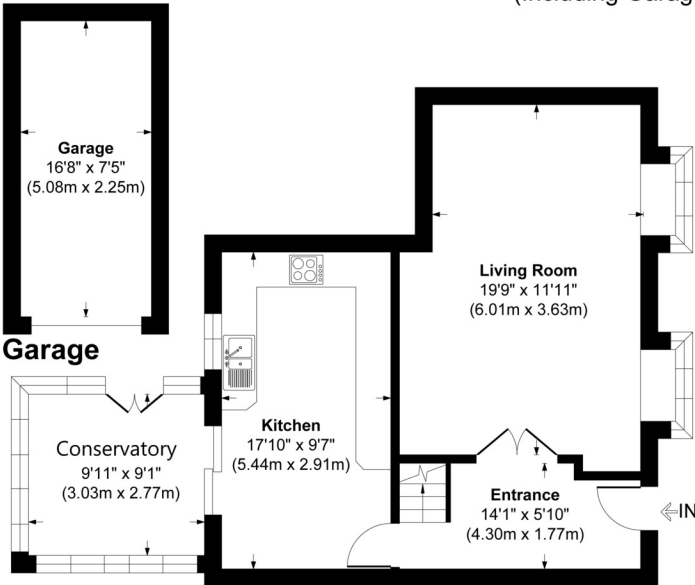




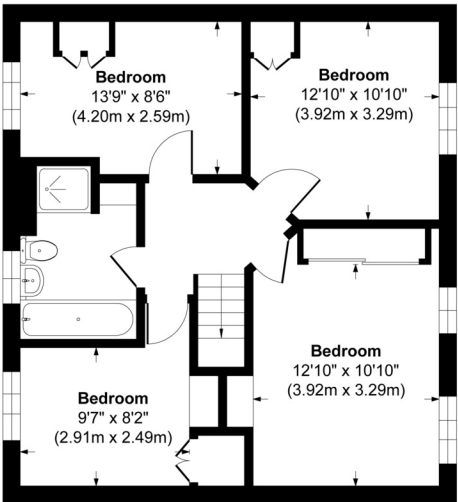


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Approximate Gross Internal Area = 127.9 sq m / 1376 sq ft  
(Including Garage)



Ground Floor



First Floor

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



**Council Tax:**  
Band C - £2,125.53

**Parking:**  
Off-street parking & Garage

**Local Authority:**  
West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# LOCATION COMMENT

*Witney is a delightful market town on the edge of the Cotswolds and historically connected with the wool trade and blanket making. It has an excellent range of shopping and leisure amenities including most of the high street retail brands, as well as a multi-screen cinema, a fine choice of pub/restaurants, and open green spaces and riverside walks to the Witney Lake & Country Park. The A40 provides a road link to Oxford and a regular bus service runs to both Oxford and also Long Hanborough/Woodstock and the Oxford Parkway rail station. There is also a main line station with a fast London service in nearby Long Hanborough about five miles away.*





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