

36 FARMERS CLOSE

WITNEY OX28 1BO

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Farmers Close is a super development within walking distance of schools, shops and the town centre. Overlooking an open green to the front, this link-detached, light and airy family home sits on good size plot. This family home enjoys great living space that includes a large window to the sitting/dining room which allows natural light to flow through the entire space. The kitchen offers a wide range of units, space for white goods, and ample room for family dining. The cloakroom, and utility room complete the ground floor accommodation. To the first floor there are five bedrooms, and bathroom.

The rear garden affords a high degree of privacy and its set with ease of maintenance in mind with patio area, lawn and shrub borders. A gate leads to the garage at the rear with an additional 28' outbuilding suitable for a second garage. Overall, a super home with gas central heating to radiators, front lawn area and parking to the rear.

GUIDE PRICE

£375,000

 **5**

 **1**

 **1**



Enclosed







GROSS INTERNAL AREA (EXC. GARAGES)
FLOOR 1: 712 sq. ft, 66 m², FLOOR 2: 687 sq. ft, 64 m²
FLOOR PLAN: 1399 sq. ft, 130 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band C - £2,246.59

Parking:
Garage & Parking

Local Authority:
West Oxfordshire District Council

*AWAITING
EPC*

“ LOCATION COMMENT

Witney is a delightful market town 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, and a fine choice of pub/restaurants. It also has the benefit of plentiful free car parking. The A40 provides a road link to Oxford to the east and Cheltenham to the west. A main line station with a fast London service is at nearby Long Hanborough about five miles away.



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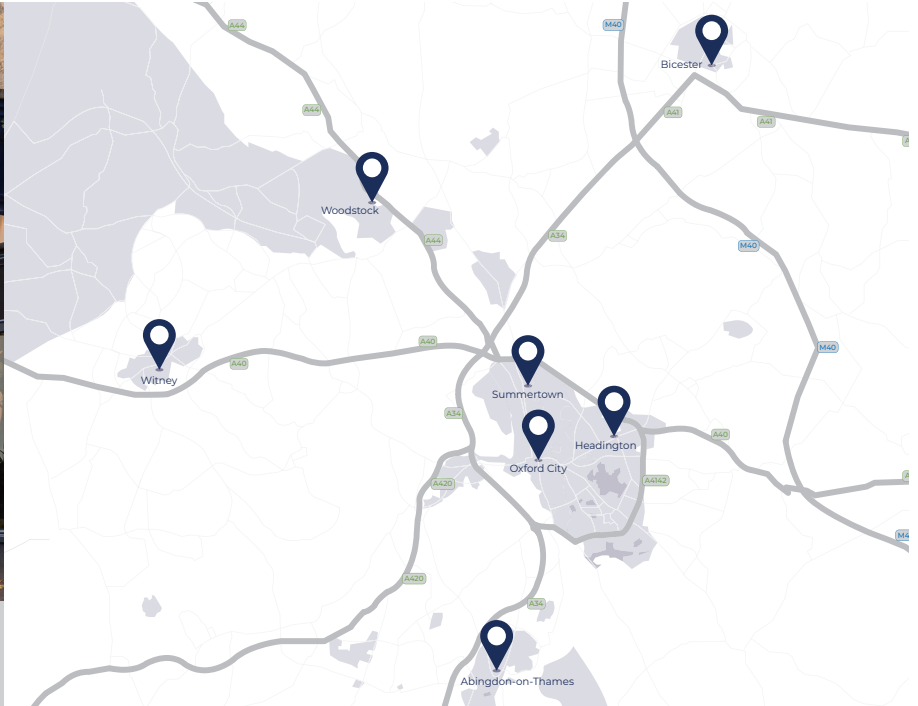
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