



The Malt House, West End, Witney

Breckon & Breckon
est. 1847

The Malt House, 37 West End

Witney OX28 1NJ

The Malt House enjoys a prime location within walking distance of the town centre and is a deceptively spacious Grade II Listed property offering a wealth of period features including exposed stone, open fireplaces, sash windows and vaulted, beamed ceilings. The house itself exudes a warmth only found in mature and well cared for homes, and is apparent the moment it is entered. All the rooms are of a decent proportion and offer a good deal of flexibility with a large studio offering a multitude of uses and two good size attic rooms. A wealth of period charm fills the property and the spacious dining room is filled with natural light from the French doors to the courtyard garden and the wonderful kitchen/breakfast room provides a wide range of units with central island. The generous sitting room radiates warmth and is centred around a stone fireplace with stove and original beam over. In addition steps descend to a superb dry cellar with flagstone floor. There are four bedrooms, two bathrooms and two attic rooms over two floors. The Malt House has many 18th Century features and is a real homely home.

A south facing courtyard garden offers beautiful sky vistas.



4



2



2



South Facing
Courtyard

Guide Price: £830,000







Council Tax:
Band D - £2,072.81

Local Authority
West Oxfordshire
District Council

Parking
The current owners
rent a space in Millers
Mews and this
arrangement could be
passed on. There is
also permit parking

**EPC
EXEMPT**

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

“Agent's comment”

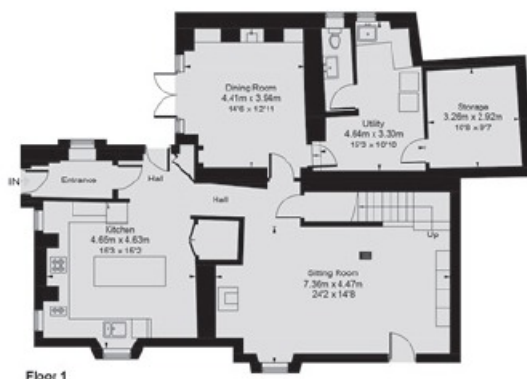
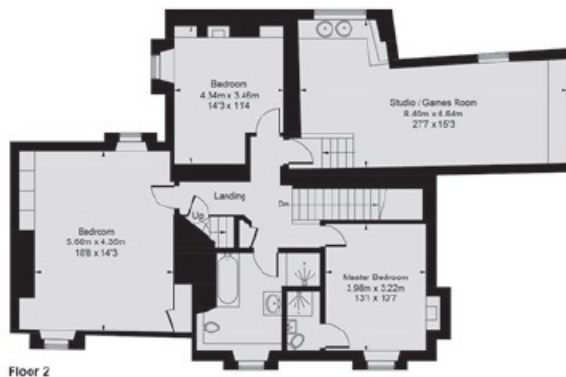
Offering 3,324 sq ft (plus cellar) of characterful living space this beautifully presented family home has a sunny courtyard garden with magnificent Cotswold roof views and breath-taking sky vistas.

Open countryside walks are within easy reach and the hustle and bustle of the town is just a short walk.

West End, is one of the town's oldest streets and undoubtedly one of the most desired and this lovely period home with a 'wow' at every turn will definitely not disappoint.



Approximate Gross Internal Area = 308.8 sq m / 3324 sq ft
 Cellar = 16.0 sq m / 172 sq ft
 Total = 324.8 sq m / 3496 sq ft





Our network of offices across Oxfordshire

Every office has access to *every buyer* registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

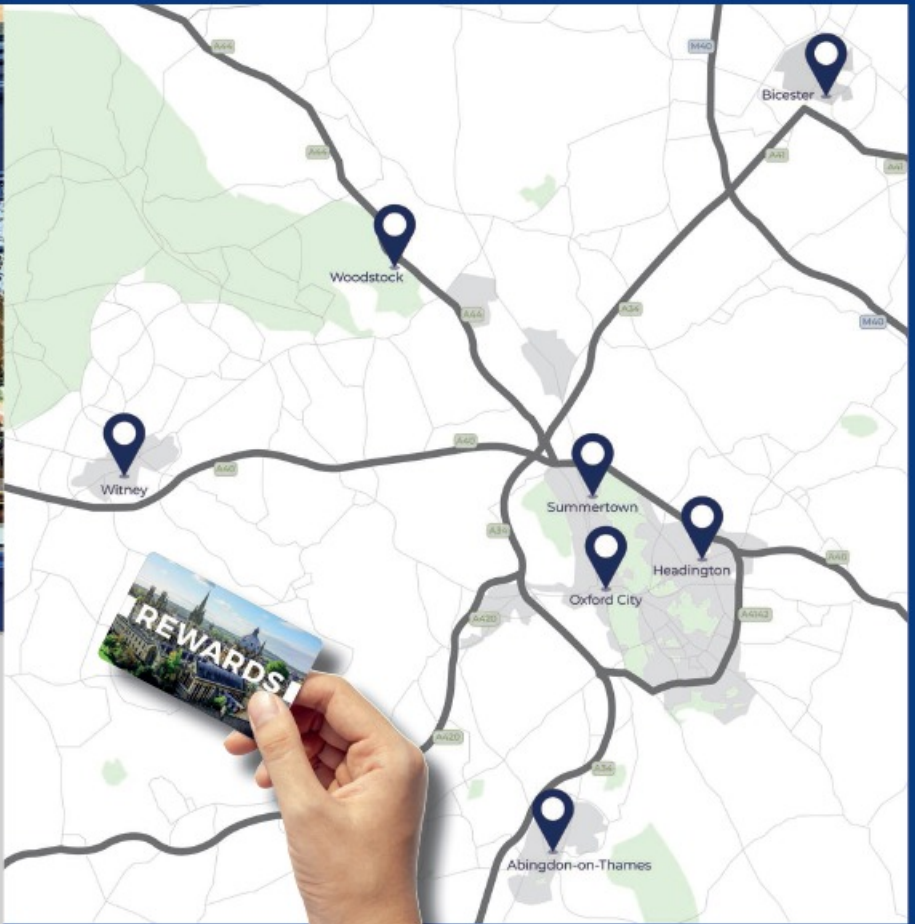
Witney Sales

10 Market Square
Witney
Oxfordshire
OX28 6BB

t: 01993 776775
e: witney@breckon.co.uk



FROM LEFT: Alexander Chappell, Julia Briggs, Sarah Thomas, Madison Peedell, John Bouwer



BRECKON REWARDS

Scan to find out more!



naea
propertymark

PROTECTED

Summertown

t: 01865 310300 (sales)
t: 01865 201111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre

t: 01865 244735 (sales)
t: 01865 201111 (letting)
e: post@breckon.co.uk

Headington

t: 01865 750200 (sales)
t: 01865 763999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550550 (sales)
t: 01235 554040 (letting)
e: abingdon@breckon.co.uk

Woodstock

t: 01993 811881 (sales)
t: 01993 810100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 242423 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 201111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310300
e: creative@breckon.co.uk

Breckon & Breckon

est. 1947