



Woodlands, New Yatt

Breckon & Breckon
EST. 1847

Woodlands

New Yatt OX29 6TF

On the edge of the countryside in one of West Oxfordshire's most popular hamlets Woodlands is an individual family home enjoying generous gardens approaching 0.45 acres enhanced by wonderful open countryside views. Whilst enjoying this view through the seasons our clients regularly see Roe Deer, Fallow Deer and Muntjacs and an abundance of birds, great for the nature lover! The spacious accommodation is beautifully presented and with approx. 3325 sq ft of living space, this property lends itself to multi-generational living or perhaps a Bed & Breakfast business. There is a large and welcoming reception hall, a light filled sitting room with a feature stone chimney breast and open fire with doors. The kitchen/dining/family room is a fabulous family/entertaining space. Completing the ground floor picture is a delightful conservatory which provides a prime spot to enjoy the garden view and passing wildlife.

A particular feature is the outside space on offer where the lawned rear garden affords good privacy is home to a host of plants and shrubs. The mature garden has been well-tended and is a truly delightful spot for alfresco entertaining, taking in the views.

Guide Price: £980,000

 5

 4

 4



0.48 acre







Council Tax:
Band G - £3,455

Local Authority
West Oxfordshire
District Council

Parking
Two Garages &
Ample Driveway
Parking

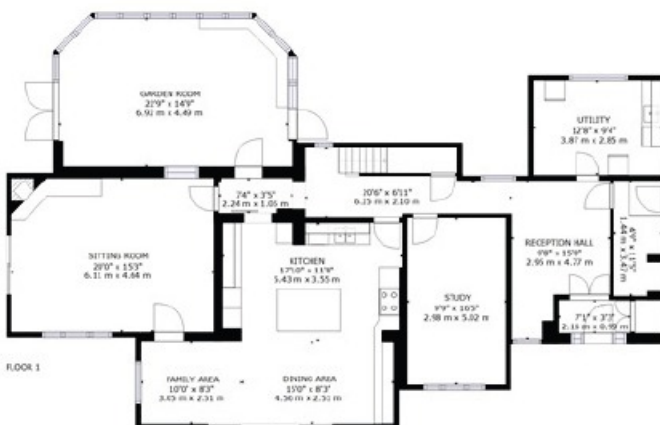
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(84-91)	B		
(69-83)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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.

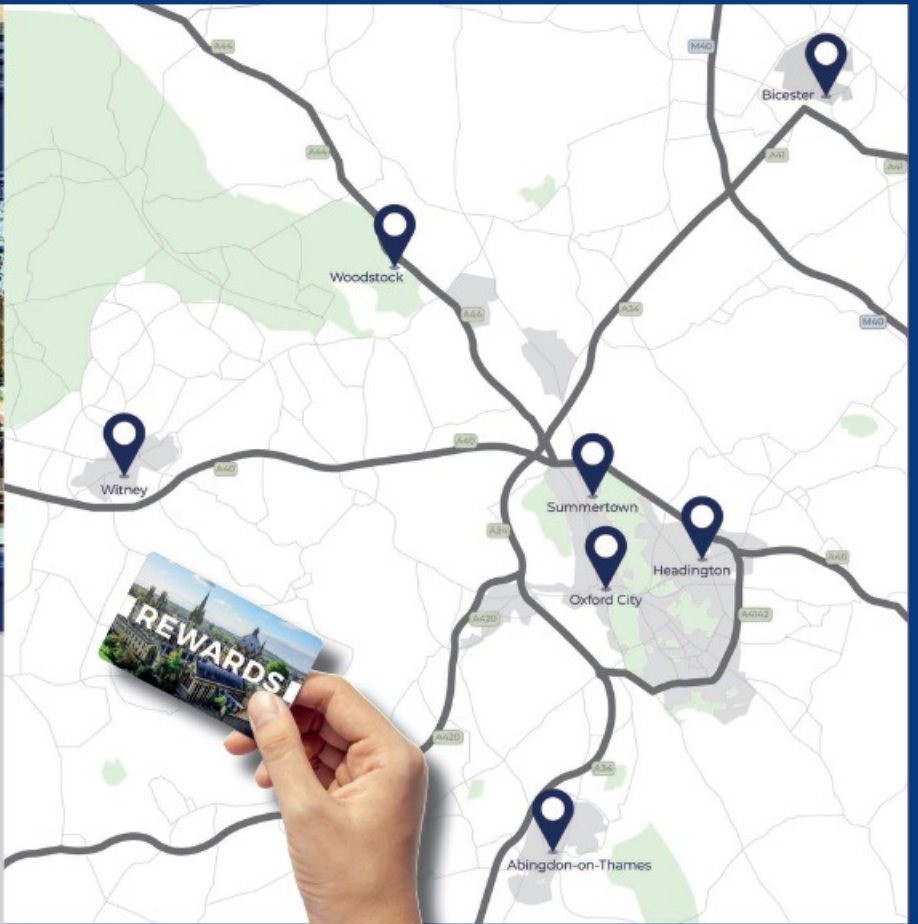
“Agent's comment”

New Yatt is a popular hamlet and is surrounded by open countryside, Woodlands offers a fantastic opportunity for country living at its very best. The extensive accommodation coupled with the edge of Cotswolds location also opens up the possibility of perhaps a bed and breakfast business.

A mainline rail link to London/Paddington is in the next village, Long Hanborough. A village primary school is in nearby North Leigh with secondary education in Witney/Woodstock or Eynsham. Witney offers an array of eateries and shopping.



GROSS INTERNAL AREA
 FLOOR 1: 1788 sq. ft. 166 m², FLOOR 2: 1057 sq. ft. 98 m²
 FLOOR 3: 480 sq. ft. 45 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 177 sq. ft. 16 m²
 TOTAL: 3325 sq. ft. 309 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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