



Thorney Leys, Witney

78 Thorney Leys

Witney OX28 5LS

£450,000

Guide Price



Owner's Comment

"Thorney Leys is great for family living, quiet yet close enough to walk to everything you need"

Located close to schools and shops this superb family home is beautifully presented and offers excellent living space across two floors.

The contemporary kitchen is fitted with a wide range of units and integrated appliances with central island for additional storage and breakfast bar seating. The kitchen flows to the sunroom which is a fabulous additional space opening to the garden. Filled with natural light from the doors to the garden the dining/family area provides good space for more formal dining and relaxing. The cloakroom completes the ground floor picture.

Four good size bedrooms and two modern bathrooms are on the first floor.

Externally, the rear garden affords a good degree of privacy and offers a safe space for children with lawn and patio area for alfresco family dining.

Overall, a super family home within easy reach of all amenities and with the additional benefit of garage and driveway. A viewing is essential to fully appreciate this property.





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.

Approximate Gross Internal Area = 122 sq m / 1314 sq ft
 Garage = 13.5 sq m / 145 sq ft
 Total = 135.5 sq m / 1459 sq ft



Breckon & Breckon
 est 1947

Witney

01993 776 775

10 Market Square

Witney, Oxfordshire

OX28 6BB

witney@breckon.co.uk

breckon.co.uk



Oxford city centre

Tel: 01865 244735 (sales)
 Tel: 01865 201111 (letting)

Summertown

Tel: 01865 310300 (sales)
 Tel: 01865 558999 (apartments)

Headington

Tel: 01865 750200 (sales)
 Tel: 01865 763999 (letting)

Abingdon

Tel: 01235 550 550 (sales)
 Tel: 01235 554 040 (letting)

Woodstock

Tel: 01993 811881 (sales)
 Tel: 01993 810100 (letting)

Witney

Tel: 01993 776775 (sales)
 Tel: 01865 201111 (letting)



Council Tax Band:

Band D
 £2,277

Local Authority:

West Oxfordshire
 District Council

Energy Efficiency Rating	
Current	Potential
Band A (91-100)	Band A (91-100)
Band B (81-90)	Band B (81-90)
Band C (71-80)	Band C (71-80)
Band D (61-70)	Band D (61-70)
Band E (51-60)	Band E (51-60)
Band F (41-50)	Band F (41-50)
Band G (31-40)	Band G (31-40)
Band H (21-30)	Band H (21-30)
Band I (1-20)	Band I (1-20)
Current: 68	Potential: 88

For more information, visit www.brexit.gov.uk