

MITRES END, POPES PIECE

WITNEY  
OX28 6DT

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# Mitres End, 5 Popes Piece

Witney OX28 6DT

Enjoying a prime position along a private lane and within walking distance of the town this individual family home is beautifully presented throughout. Entered via a large hall the spacious accommodation includes a study just off the hall and fantastic, social kitchen/breakfast/dining room fitted with a contemporary range of units, integrated appliances and island for breakfast dining. Opening to the garden this room enjoys plenty of natural light and is ideal for family entertaining. The light-filled sitting room is a lovely space for relaxing in front of the fireplace with stove; a superb focal point. To the first floor the master bedroom has a Juliette balcony and chic ensuite with the two further double bedrooms being well served by the stylish bathroom.

Mature trees, hedging and shrubs ensure a high degree of privacy in the landscaped garden. A fabulous decked area is a superb spot for the family to get-together and these delightful gardens complement the inside space perfectly. A summerhouse allows for garden enjoyment throughout the seasons. There is ample parking and double carport with option of building a room over (stpp).

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 2

 2

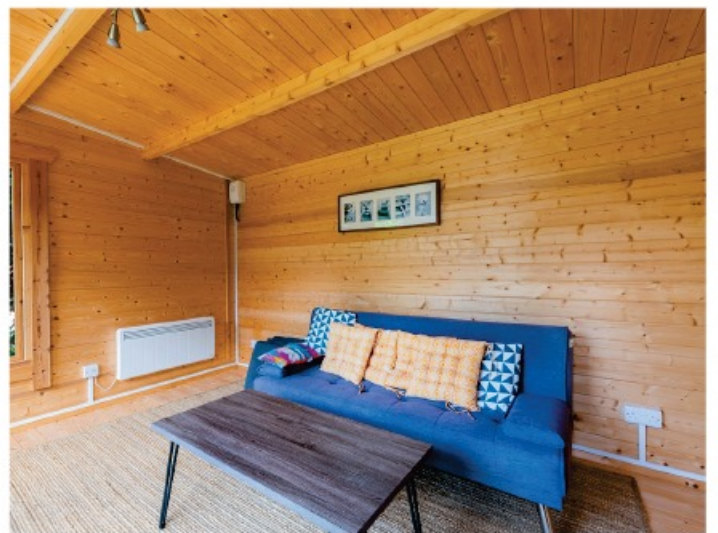


Fully Enclosed

**Guide Price: £825,000**







**Council Tax:**  
Band F - £3,288

**Local Authority**  
West Oxfordshire  
District Council

**Parking**  
Double carport and  
ample driveway  
parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		78	85

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(10+)	<b>A</b>		
(91-95)	<b>B</b>		
(69-90)	<b>C</b>		
(50-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		79	86

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# “Agent's comment”

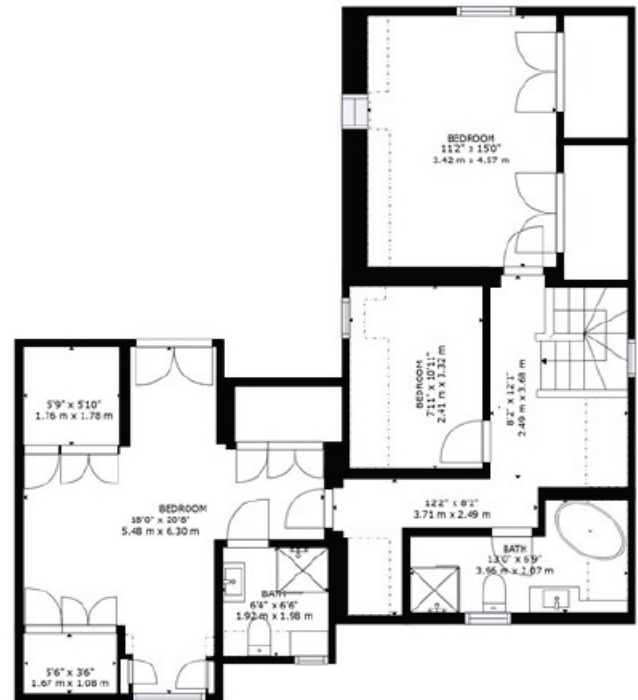
A wonderful, individual family home that offers beautifully presented accommodation across two floors. Properties of this nature so close to the town seldom come to the market and this fine home is worthy of an early inspection to fully appreciate the extensive, light-filled space, generous garden and ample parking.

Both primary and secondary education are close to hand along with eateries, shops and easy access to countryside walks.

Book an appointment soon as this lovely home will not be available for long.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 1074 sq. ft. 100 m<sup>2</sup>, FLOOR 2: 850 sq. ft. 79 m<sup>2</sup>  
 EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 91 sq. ft. 8 m<sup>2</sup>  
 TOTAL: 1924 sq. ft. 179 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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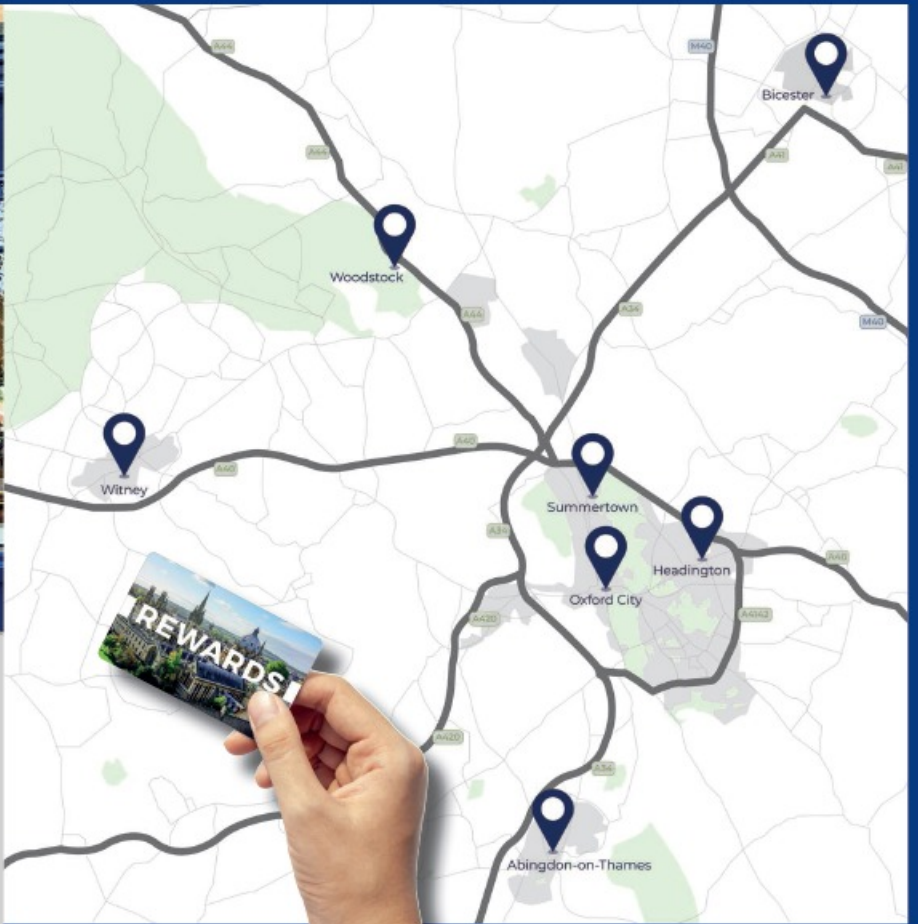
### Witney Sales

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



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