



Mill View House, Witney

Mill View House, 107A Burford Road

Witney OX28 6ED

Enjoying a prime position within walking distance of the town Mill View House is filled with natural light and offers an abundance of family living space including a self-contained annexe. The property provides, versatile and superbly proportioned accommodation over three floors and the generous garden perfectly complements the inside space. Beautifully presented throughout the ground floor accommodation includes a fabulous open plan, Aga kitchen/dining/family room that opens to the garden. This truly stunning social/entertaining space incorporates a wide range of contemporary units and flows to the ample dining and relaxing area. A stunning 32' sitting room with fireplace and wood burner enjoys a fantastic tinted glass wall overlooking the garden.

Well-tended, south-facing gardens to the rear afford a good degree of privacy and the patio area is an ideal place to relax whilst overlooking the pretty garden. A self-contained annexe, garage and ample driveway parking are further attributes. Delightful views over rolling, open countryside can be enjoyed to the front. This fantastic home offers 3.300 sq ft of living space and an appointment to view is highly recommended.

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South Facing

Guide Price: £1,250,000







Council Tax:
Band G - £3794.20

Parking
Driveway & Garage

Local Authority
West Oxfordshire
District Council

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-101) A				(10-15) A			
(81-91) B				(16-20) B			
(69-80) C				(21-25) C			
(55-68) D				(26-30) D			
(39-54) E				(31-35) E			
(21-38) F				(36-40) F			
(1-20) G				(41-45) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		79	84	England, Scotland & Wales		76	81

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“Agent's comment”

A wonderful, individual family home that offers beautifully presented accommodation. Properties of this nature so close to town seldom come to the market 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.

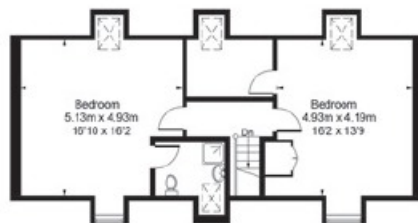
Call to book an appointment to avoid disappointment as this lovely home will not be available for long.



Approximate Gross Internal Area = 307.6 sq m / 3311 sq ft
 Outbuildings = 71.5 sq m / 770 sq ft
 Total = 379.1 sq m / 4081 sq ft



First Floor



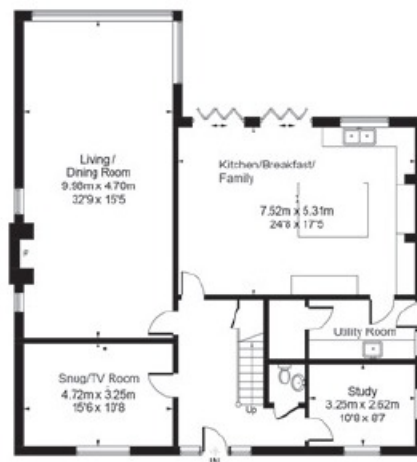
Second Floor



Garage - Ground Floor



Garage - First Floor



Ground Floor



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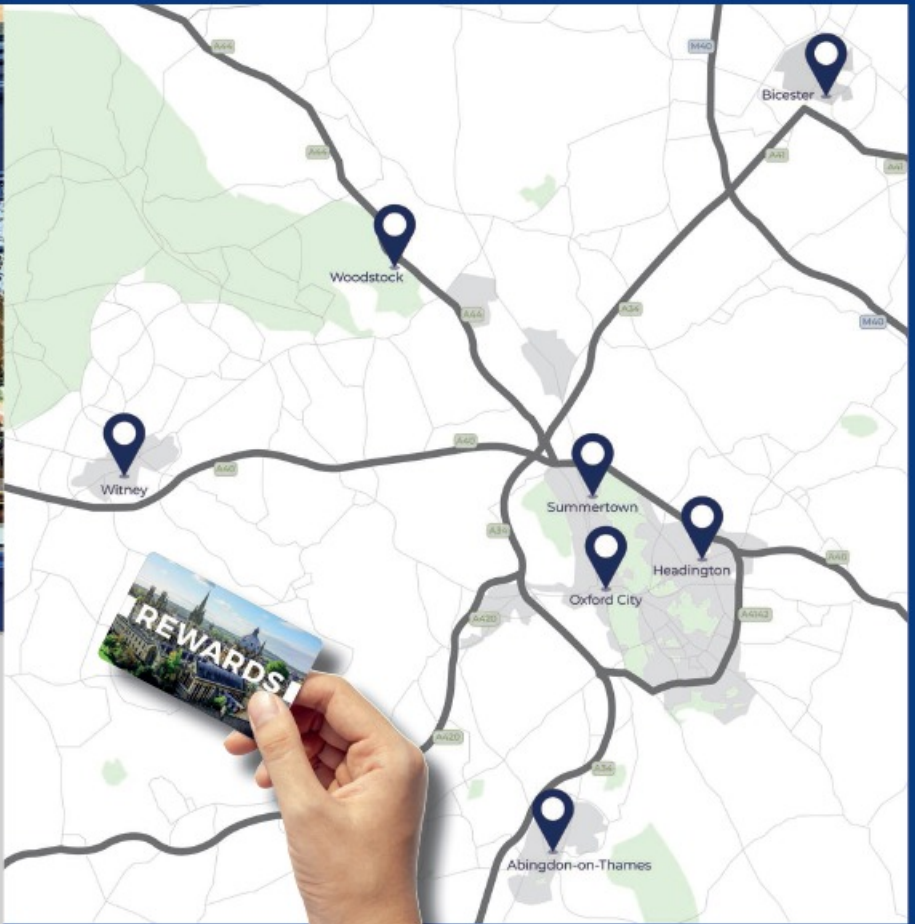
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