

60 NEWLAND MILL
WITNEY
OX28 3SZ

BRECKON.CO.UK

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Witney OX28 3SZ

Newland Mill is a sought after location within a pleasant walk/cycle of the bustling town centre across Langel Common. This wonderful family home is within easy reach of a number of schools and a regular bus service to Oxford.

This delightful family home offers 1,807 sq ft of spacious accommodation over three floors. Natural light through doors to the garden fills the dual aspect sitting room with its feature fireplace housing a stove with wood mantel, a superb space to relax, whilst the kitchen/breakfast offers a wide range of units with integrated appliances and flows to the dining area. The cloakroom, utility room and study complete the ground floor picture. There are five double bedrooms and three bathrooms over the first and second floors.

The sunny rear garden offers a great deal of seclusion and privacy and is set with low maintenance in mind. Home to a host of flowering plants, shrubs and trees, an attractive paved area is superb for alfresco entertaining. This delightful outside space perfectly complements the internal family living space. An attractive front garden, double garage and driveway are further attributes.

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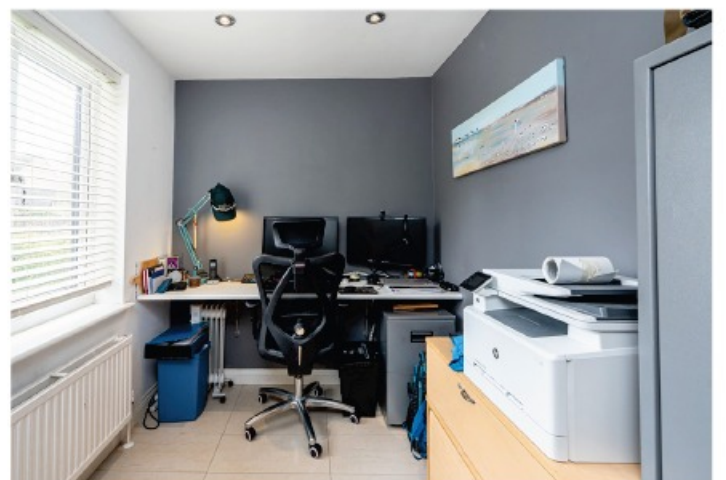
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South Facing

Guide Price: £650,000







Council Tax:
Band F -£3,453.99

Parking
Double garage plus
driveway

Local Authority
West Oxfordshire
District Council

**AWAITING
EPC**

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“Agent's comment”

Newland Mill is superbly positioned within walking distance of schools, eateries, recreational facilities and a main bus link to Oxford.

Light-filled living space across three floors sits nicely alongside the landscaped garden which enjoys good privacy.

Properties of this nature are seldom seen on the open market, an appointment to view is highly recommended to fully appreciate.



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 69.6 m² (749 sq.ft.) FLOOR 2 62.9 m² (680 sq.ft.) FLOOR 3 34.4 m² (370 sq.ft.)
 TOTAL : 167.9 m² (1,807 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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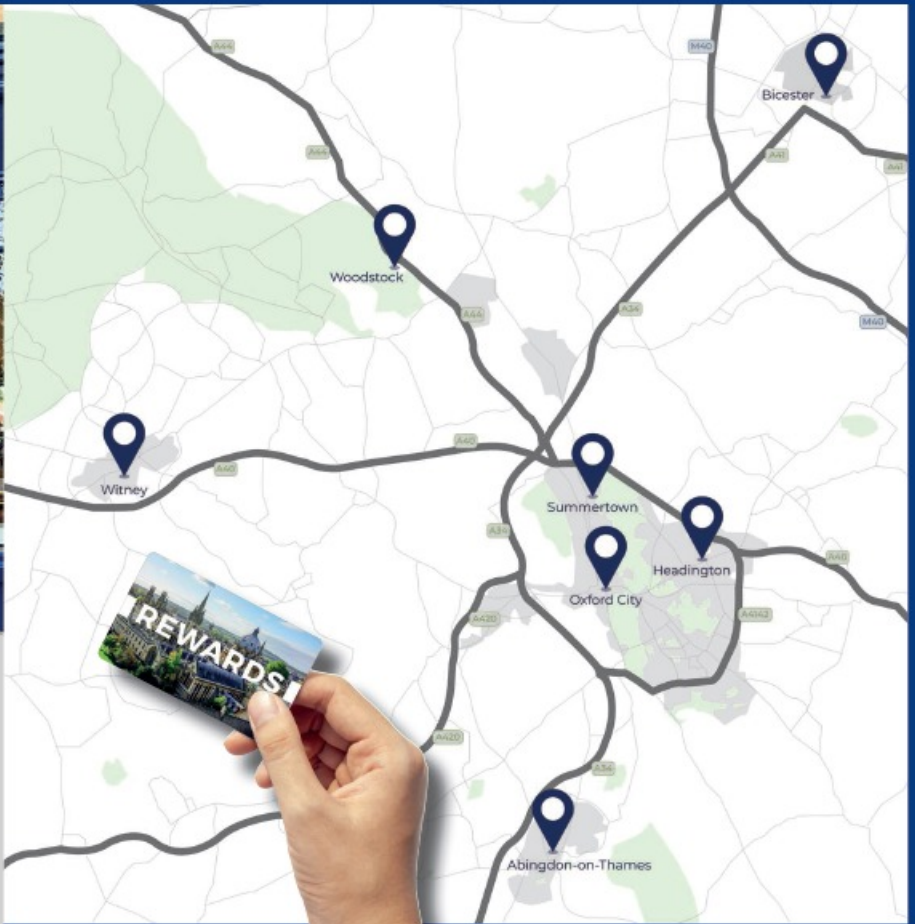
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