



Thorney Leys, Witney

# 329 Thorney Leys

Witney OX28 5NU

## £425,000

Guide Price



Located close to schools and shops this super family home is well presented and offers excellent living space across two floors. The contemporary kitchen is fitted with a wide range of wood fronted units, integrated oven and space for white goods. This room offers ample space for family dining. Two windows and double glass doors allow plenty of natural light to fill the good size sitting room and the conservatory is a wonderful addition to enjoy sunny days looking over the garden. The entrance hall completes the ground floor picture.

Four good size bedrooms offer good space for storage and these rooms are well served by the bathroom which has enjoys a bath and separate shower.

Externally, the rear garden affords a good degree of privacy and offers a safe space for children and pets alike with lawn and patio area for alfresco family dining. Overall, an excellent family home within easy reach of all amenities and with the benefit of garage and driveway.

### Agent's Comment

*"Excellent family living space alongside a super garden area this home is worthy of an appointment to view"*





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.

**Breckon & Breckon**

est. 1947

Witney

01993 776 775

10 Market Square

Witney, Oxfordshire

OX28 6BB

witney@breckon.co.uk

breckon.co.uk

### 329 Thorney Leys

Approximate Gross Internal Area = 127.9 sq m / 1376 sq ft  
(Including Garage)

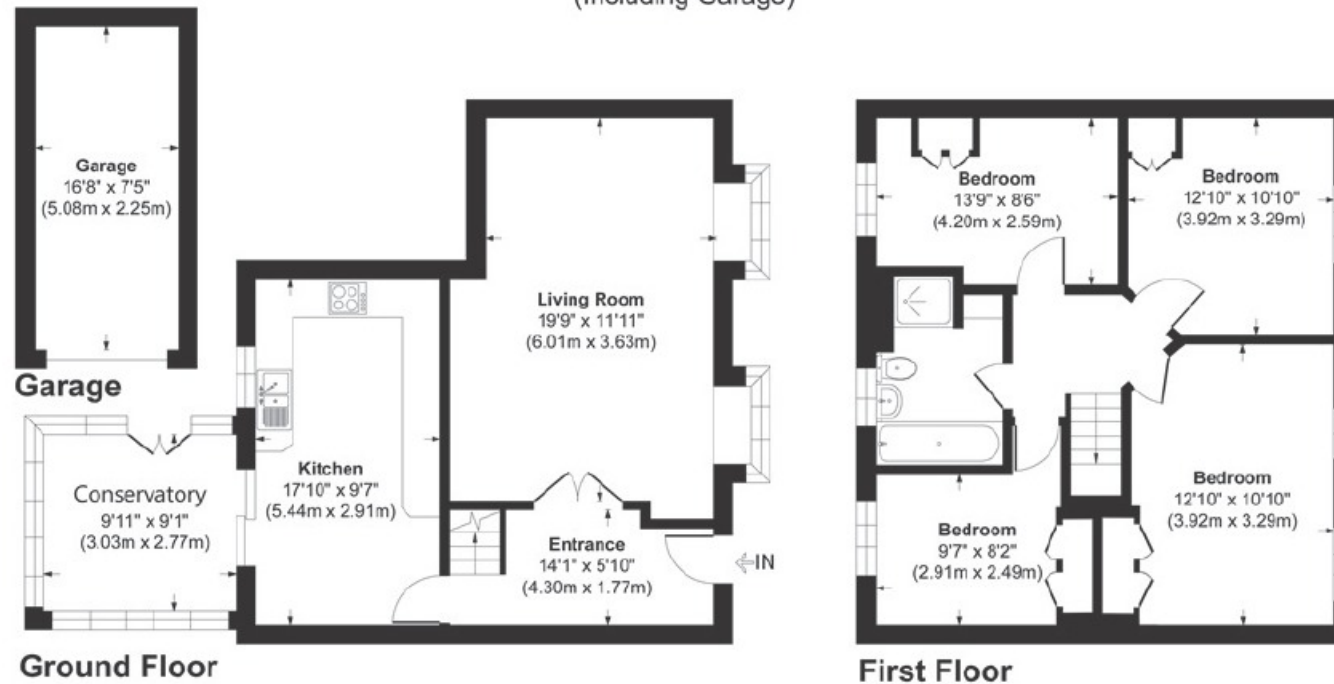


Illustration for identification purpose only, measurements approximate and not to scale.



**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 C - £2,125.53

**Local Authority:**  
West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - Green energy grade	A		66
Energy efficient - Yellow energy grade	B		
Decent energy efficiency - Amber energy grade	C		73
Some energy efficiency - Red energy grade	D		
Low energy efficiency - Dark red energy grade	E		
Very low energy efficiency - Red energy grade	F		
Low energy efficiency - Dark red energy grade	G		