



199 Thorney Leys
Witney, Oxfordshire, OX28 5PA

199 Thorney Leys, Witney, Oxfordshire OX28 5PA

A modern, extended and very spacious family home in a cul-de-sac position on Thorney Leys. The property has parking for 2 vehicles and a private, south facing rear garden. The accommodation includes a porch, hallway, cloakroom and large living/dining room plus a conservatory, family room/office, and a modern fitted kitchen. The first floor includes 4 bedrooms and a bathroom. There is the added benefit of gas central heating and double glazing.

Material information - sourced via Ofcom:

All mains services are connected. Ultrafast broadband is available. Mobile and Data Signals: Outdoor - Good for EE, 3, Vodafone and O2.

Directions

From Witney town centre proceed along Corn Street taking the second exit at the roundabout onto Curbridge Road. Proceed to the next roundabout and turn left into Thorney Leys. Take the next left, also Thorney Leys, and take the third left turn, where number 199 can be found on the left-hand side.

Draft details - may be subject to alterations.

09/26





GROUND FLOOR

Porch
Hallway
Cloakroom
Large Living/Dining Room
Family Room/ Office
Kitchen
Conservatory

Gas Central Heating
Double Glazing

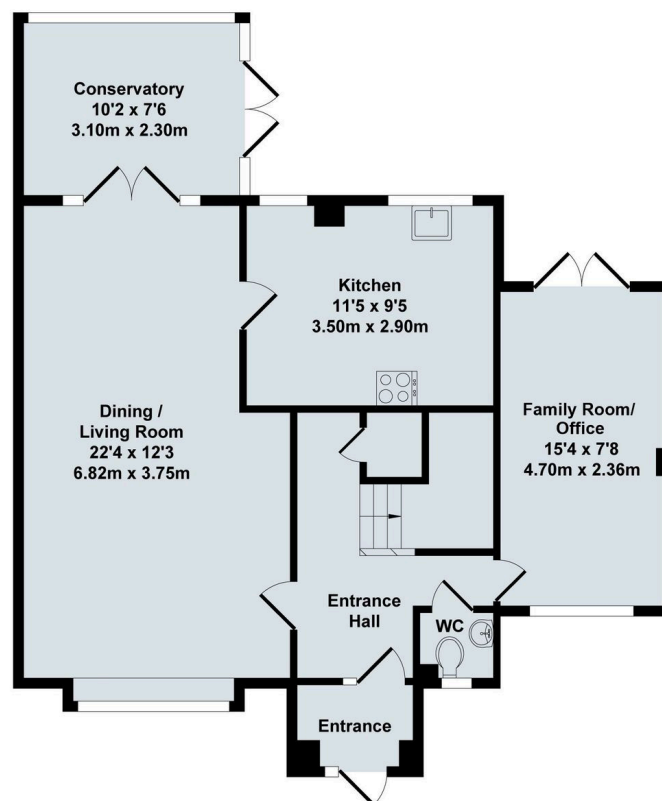
Private South Facing Rear Garden
Driveway Parking for 2 Vehicles

FIRST FLOOR

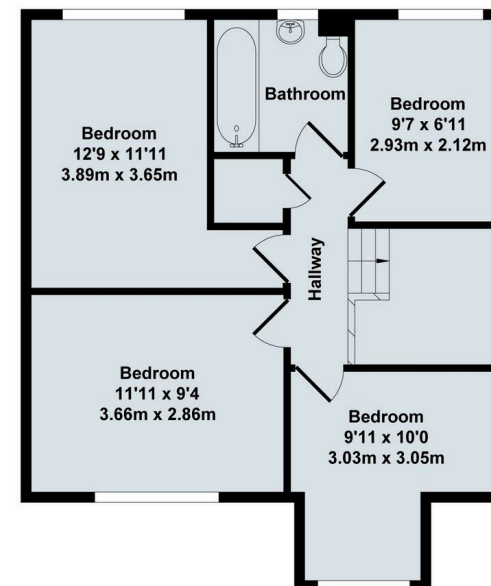
4 Bedrooms
Family Bathroom



Price £500,000 Freehold
Council Tax Band: D EPC Rating: 74/C



Ground Floor



First Floor

199 Thorney Leys

Total Approx. Floor Area 1178 Sq.Ft. (109.41 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tel: 01993 772000 Email: witney@thomasmerrifield.co.uk

Importance Notice

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.