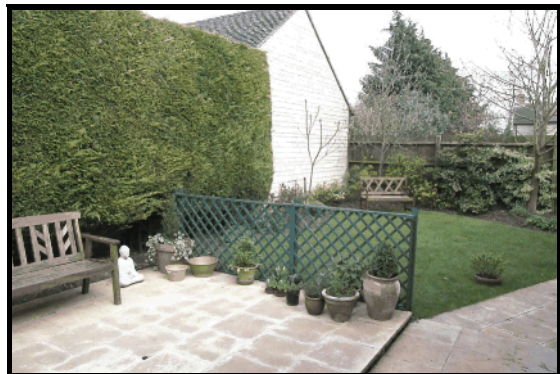


**119 NEWLAND MILL
WITNEY
OXON**

**A LINK DETACHED FAMILY HOME TUCKED AWAY IN A CORNER OF THIS
POPULAR DEVELOPMENT, WITHIN EASY REACH OF THE TOWN CENTRE**



PRICE £325,000

REF: TNW1179

**4 BEDROOMS EN SUITE SHOWER ROOM
BATHROOM CLOAKROOM
SITTING ROOM DINING ROOM KITCHEN MUSIC ROOM/STUDY
GAS FIRED CENTRAL HEATING DOUBLE GLAZING
WORKSHOP GARDENS
NO ONWARD CHAIN**

VIEWING: By appointment with Nigel Dixon & Co on Witney 01993 776363

119 Newland Mill Witney Oxfordshire

DESCRIPTION

This is a spacious family home with four good sized bedrooms and ample living accommodation. It has been updated in recent years with insulation of new UPVC double glazing throughout and a new kitchen installed by Sherwood Kitchens of Witney. The property was modified by the conversion of one of the garages to form the kitchen, allowing the old kitchen/diner now to be used solely as spacious dining room. Currently the garage is partitioned off to create a workshop but could easily be reinstated for use as a garage. The vendors have found a property to buy with NO ONWARD CHAIN.

Newland Mill is in the much favoured northern end of town and is within about half a mile from the local comprehensive school at Woodgreen. The town centre is about a mile away by road but there is a delightful pedestrian walk across Langel Common and the River Windrush which is approximately half that distance where there are further facilities including a modern sports complex with two indoor swimming pools and large J Sainsbury and Waitrose supermarkets.

APPROXIMATE DISTANCES: WITNEY IS ABOUT 8 MILES FROM CHARLBURY, 10 MILES FROM WOODSTOCK, 16 MILES FROM ABINGDON AND ABOUT 11 MILES FROM THE OXFORD RING ROAD

DIRECTIONS

At the Buttercross in the centre of Witney proceed down the High Street and on into Bridge Street. At the 2 mini-linked roundabouts turn right signposted to Oxford and on the brow of the hill just before the pedestrian crossing take the first turning right into Newland Mill and the last property on the left hand side is No 119.

ACCOMMODATION COMPRISES

Ground Floor

With front door to:-

ENTRANCE HALL

Turning staircase with deep understairs recess.

CLOAKROOM

Low level w.c., wash basin and coving.

SITTING ROOM

16'4" x 11'9" (4.98m x 3.58m) Reconstituted stone open fireplace with a stone hearth and gas point, three wall light points, coving and TV & VHF aerial point.

DINING ROOM

17'10" x 9'11" (5.44m x 3.02m) With hardwood patio doors to the rear garden and a door to the kitchen. French doors into the music room/study. A cupboard houses the gas boiler, laminate floor and TV point.

MUSIC ROOM/STUDY

10'11" x 8'11" (3.33m x 2.72m) Laminate floor and hardwood patio doors to the rear garden.

KITCHEN

16' x 7'7" (4.88m x 2.31m) A modern fitted kitchen comprising a range of eye level units with concealed lighting under, base units and drawers. One and a half bowl stainless steel single drainer sink unit, electric cooker point and integrated dishwasher. Space for a fridge/freezer, space and plumbing for washing machine and tumble dryer. Ceramic tiled floor, two inset ceiling spotlights. Door to the garden. Door and step down into:-

119 Newland Mill Witney Oxfordshire

WORKSHOP

10'8" x 9' (3.25m x 2.74m) Power and light. Door into the remainder of the garage which has been separated using a stud wall and can easily be reinstated for use as a garage if so required because it still has an up and over door. The remainder measures 8'10" x 6'3" (2.69m x 1.9m) with a light and access to loft storage.

First Floor

LANDING

Airing cupboard and stair return to the second floor.

BEDROOM 2

14'2" max x 11'9" max (4.32m x 3.58m) with a large built-in double wardrobe cupboard with mirror fronted sliding doors, TV and telephone points.

BEDROOM 3

11' x 9' (3.35m x 2.74m) Telephone point.

BEDROOM 4

11'8" x 9'11" (3.57m x 3.02m) This room has sloping ceilings and may appear larger than the measurements suggest. This is because, in accordance with the Office of Fair Trading Guidelines, the measurements have been taken only between those parts of any sloping ceiling that are no less than 1.5 metres from the floor. Laminate floor and large velux skylight window

FAMILY BATHROOM

Comprising a coloured suite of panelled bath with shower over, pedestal wash hand basin, low level w.c., shaver point.

Second Floor

LANDING

With a velux skylight window, eaves storage plus further storage cupboards.

BEDROOM 1

12'6" x 10'2" min (3.81m x 3.1m) (See sloping ceiling guidelines above) (4.04m x 3.2m) Plus a door recess area. Storage cupboards, velux skylight window and a door to:-

EN-SUITE SHOWER ROOM

A tiled shower cubicle, low level w.c., and pedestal wash hand basin. Shaver point. Velux skylight window.

Outside

FRONT GARDEN

The front garden is laid to lawn with shrub and flower borders and a tarmac driveway providing parking for 4 cars in front of the garage.

REAR GARDEN

The rear garden is laid mainly to lawn with 2 patio areas and measures approximately 20' (6.1m) deep x 35' wide (10.67m). It has mature hedging and shrub borders. Outside light and tap. Side access via a gate.

119 Newland Mill Witney Oxfordshire

CENTRAL HEATING & DOUBLE GLAZING

The property has the benefit of gas fired central heating to radiators and double glazing throughout.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale; all other items are specifically excluded regardless of inclusion in any photographs. In addition to the sale price, certain fixtures and fittings including the carpets and some of the curtains may be available to the purchaser by separate negotiation.

IMPORTANT NOTICES

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract.

Neither this estate agency nor any of its employees has any authority to make or give any representation of warranty whatsoever in relation to the property.

The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate to within about 5% only. Irregular shaped rooms and areas, which are more difficult to measure, will be subject to a wider tolerance and may be shown as average measurements.

Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consents have been obtained. Any intending purchaser must verify these matters.

THE PROPERTY MISDESCRIPTIONS ACT 1991

Whilst we as TEAM estate agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.