

8 PIPIT LANE

WITNEY OX28 6NU

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Located on the popular Kingfisher Meadows development which is within easy reach of both the town's amenities and countryside walks. This attractive family home is beautifully presented throughout and offers stylish and generous accommodation across two floors. The welcoming hallway opens to a study/playroom and a fabulous, light-filled sitting room with bay window is a lovely room for relaxing and socialising with friends. An abundance of natural light fills the open plan kitchen/dining/family room; this room is definitely the hub of this wonderful home. Doors to the garden bring the outside in creating a superb family entertaining space with a delightful view across the garden.

Externally, the generous rear garden is fully enclosed and is a blank canvass for the budding gardener. A private drive and garage are additional benefits.

GUIDE PRICE

£650,000



4



3



2



Fully
enclosed





8 Pipit Lane Witney OX28 6NU
Approximate Gross Internal Area 131.91 sq.m / 1420 sq.ft

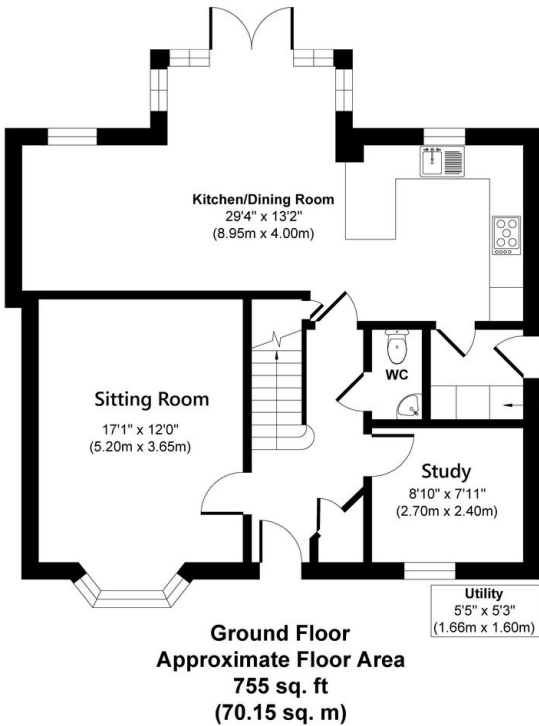
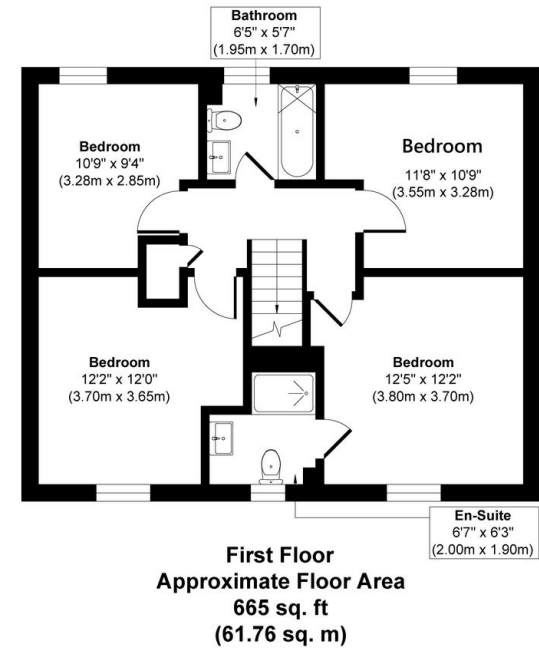


Illustration for identification purpose only, measurements are approximate not to scale.

Council Tax:
Band E - £3,242.29

Parking:
Garage & Driveway

Local Authority:
West Oxfordshire District Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	85	93

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	85	94

LOCATION

Witney is a delightful market town historically connected with the wool trade and blanket making. It has an excellent range of shopping and leisure amenities including most of the high street retail brands, as well as a multi-screen cinema, and a fine choice of pub/restaurants. It also has the benefit of plentiful free car parking. The A40 provides a road link to Oxford to the east and Cheltenham to the west. A main line station with a fast London service is at nearby Long Hanborough about five miles away.



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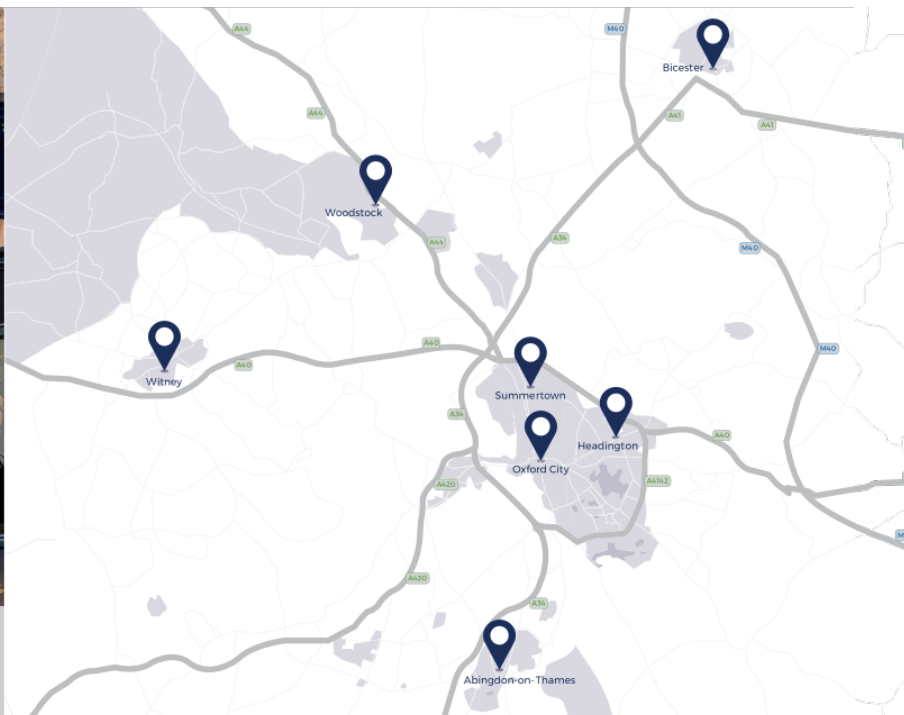
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