



## New Yatt Road, Witney

**£2,375 PCM**

NEW YATT.  
Witney c. 2 Miles, Woodstock c 7 miles, Long Hanborough Station c. 4 Miles

An individually designed and built detached house situated on the edge of this popular West Oxfordshire village. The property offers flexible and well proportioned accommodation throughout which includes a large kitchen/diner/family room, sitting room, study, four bedrooms two with en-suite, principal bathroom. Outside the property benefits from views of the surrounding countryside, gardens, driveway parking and garage.

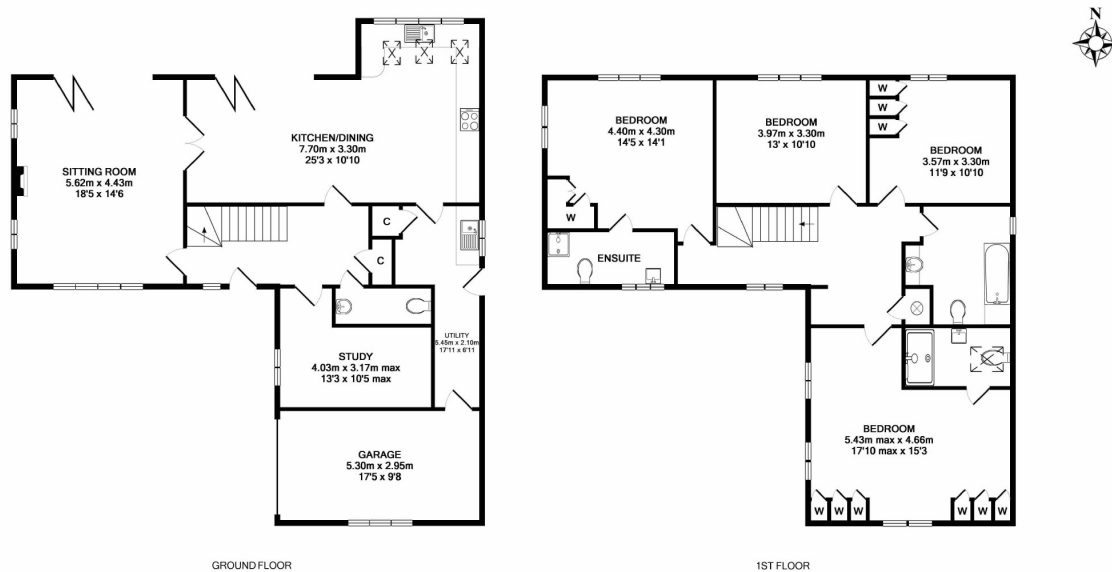
Local schools include a number of nearby village primary schools at North Leigh, Hailey, Finstock and Freeland and senior schools at Witney, Woodstock and Eynsham. The nearest private school is Cokethorpe, only 7 miles away, and there are further private schools in nearby Oxford City.



- Entrance Hall
- Cloakroom
- Study
- Kitchen/Diner/Family Room
- Two with En-Suite
- Principal Bathroom
- Gardens
- Garage and Parking

Contact: [gareth@west-tpc.co.uk](mailto:gareth@west-tpc.co.uk)  
(t) 01865 510000 (e) [gareth@west-tpc.co.uk](mailto:gareth@west-tpc.co.uk)

A holding deposit of 1 weeks rent will apply and be taken when making an application to secure a tenancy through WEST - The Property Consultancy. Please contact the office for further details if required.



TOTAL APPROX. FLOOR AREA 210.0 SQ.M. (2260 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Drawn by E8 Property Services. - [www.e8ps.co.uk](http://www.e8ps.co.uk)  
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The Hawthorns , New Yatt Lane, SAT NAV (OX29 6TF)

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