



Fulbrook

New Yatt Lane, New Yatt, Oxfordshire OX29 6TF

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Set in a peaceful location within the small village of New Yatt, only a few minutes drive from Witney. This individual and substantial detached property is set in large private south-west facing gardens and offers accommodation with a spacious and light feel throughout. The open layout to the ground floor has a contemporary style with tiled floors, and comprises a stunning entrance hall leading through to the living, dining and family areas. From here there are multi slide and folding doors overlooking the paved area and rear gardens. In addition to a fitted kitchen with integrated appliances, and a utility room. The first floor includes a spacious landing, 5 double bedrooms, an ensuite and a family bathroom. The gas central heating is underfloor to the ground floor, and radiators to the first, and the windows are double glazed. The large gardens include a paved area adjacent to the property with steps to the lawns and a further seating area. Mature shrubs, trees and close board fencing establish the boundaries of the very appealing outside space and there is the addition benefit of driveway parking to the front for several vehicles.

All mains are connected. Ultrafast broadband is available. Mobile & Data Signal - outdoor: likely for EE, O2, Vodafone & Three. Inside: is limited for EE, O2, Vodafone & Three.

Directions

Leave Witney via New Yatt Road and continue along to the village of New Yatt. The property is found after a short distance on the right hand side.

Draft details - may be subject to alterations. 24F25





GROUND FLOOR
Large Entrance Hall
Cloakroom
Living Room
Kitchen Area
Dining Area
Family Room Area

Double Glazing
Gas Central Heating

OUTSIDE
Large Private Rear Garden
Ample Driveway Parking

FIRST FLOOR
Large Landing
5 Double Bedrooms
Ensuite
Family Bathroom

Price £1,150,000 Freehold
WODC Tax Band G / EPC Rating: 79/C





Ground Floor



First Floor

Fulbrook, New Yatt

Total Approx. Floor Area 2413 Sq.Ft. (224.20 Sq.M.)

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

Contact:

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