



The Malt House, Witney, Oxfordshire



A beautiful Grade II listed period townhouse in the Heart of Witney.

On entering, a flagstone floor leads through to a bespoke kitchen. At its heart is an Everhot range cooker with a large island/breakfast bar complemented by plenty of storage and period mouldings on the ceiling. The flagstone floor continues to the generous reception room with bespoke cabinetry and a cosy wood burner. The second reception room opens out to a sunny south/east-facing courtyard surrounded by wisteria and roses. A large utility room has a downstairs cloakroom and a substantial storage room.

On the first floor are three double bedrooms, one en suite and another family bathroom with a separate bath and shower. In addition, there is The Gallery, which is a large vaulted room that could be used for multiple purposes. Moving on to the second floor is a double bedroom and access to two vaulted attic areas ripe for conversion into additional accommodation.

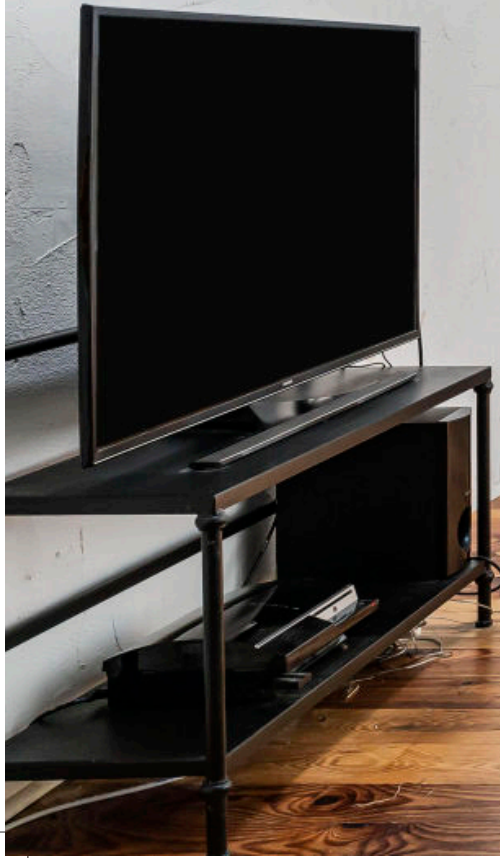


Tenure: Available freehold

Local authority: West Oxfordshire District Council

Council tax band: D







Location

Set close to the centre of the historic market town with a weekly market and farmers' market, there is a plethora of amenities, an excellent selection of shops and several supermarkets, including a Waitrose. Witney offers a great selection of pubs and restaurants, numerous independent coffee shops, playgrounds, a hospital and a library. Nearby Burford, Charlbury and Oxford also have a wide range of restaurants, theatres and history.

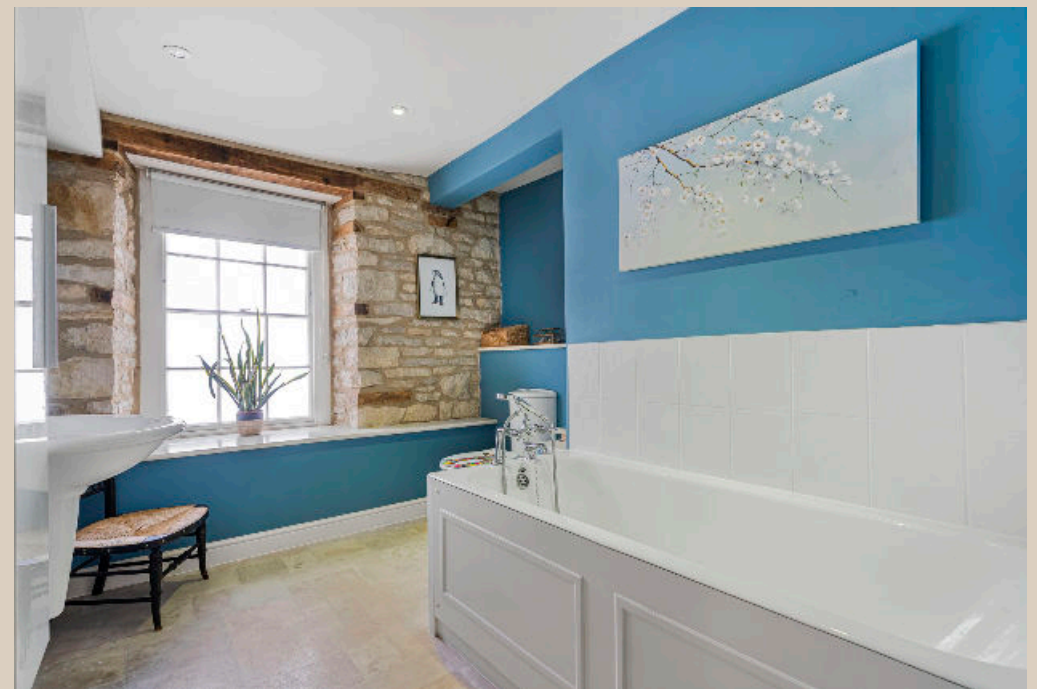
There are superb leisure facilities such as Witney Lakes Resort and Golf Course and Estelle Manor, with Soho Farmhouse a 20-minute drive away. There is a good choice of schooling within the town, including The Batt Church of England Primary School and the King's School. Highly regarded nearby schools also include Cokethorpe School, St Hugh's, Abingdon School, Radley College, The Dragon, Summer Fields, St Edward's and Headington.

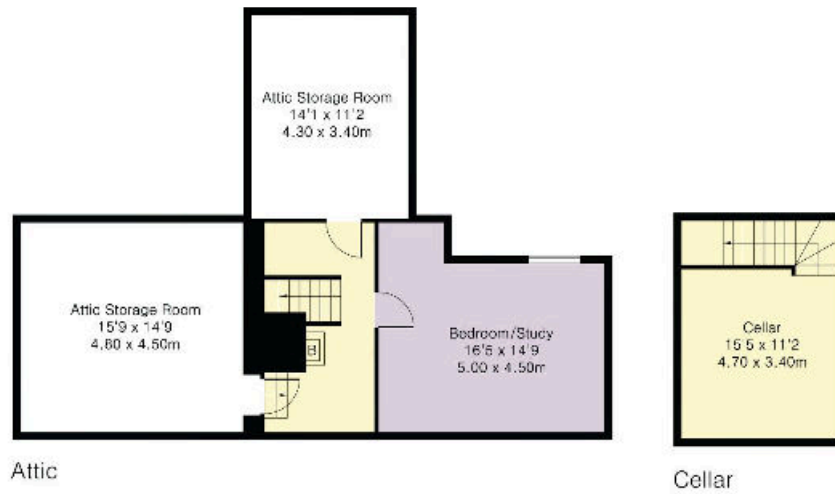
There is easy access to the A40 for travelling east and west plus the A34 for going north and south. A regular service to London Marylebone runs from Oxford Parkway and there is a direct line to London Paddington from Long Hanborough.

Directions

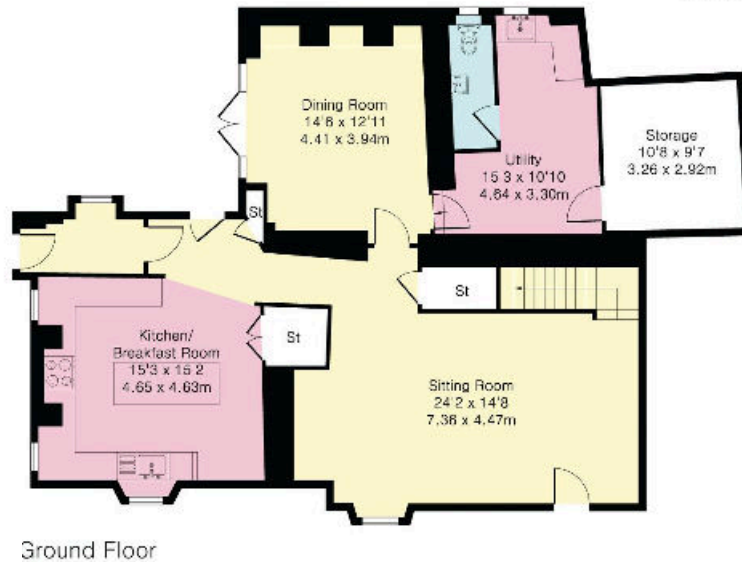
From the centre of Witney proceed along the High Street away from the main shopping area going straight over at the first mini roundabout. At the next mini roundabout take the left turn into West End. The Malt House can be found on the left at the top of Millers Mews.







Approximate Gross Internal Area 3496 sq ft – 325 sq m
 Cellar Area 172 sq ft – 16 sq m
 Ground Floor Area 1263 sq ft – 117 sq m
 First Floor Area 1334 sq ft – 124 sq m
 Attic Area 727 sq ft – 68 sq m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the particulars.

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