



8 Viner Close, Witney





## 8 Viner Close

An impressive four-bedroom detached home located on a highly desirable road in Witney within walking distance of all local amenities.

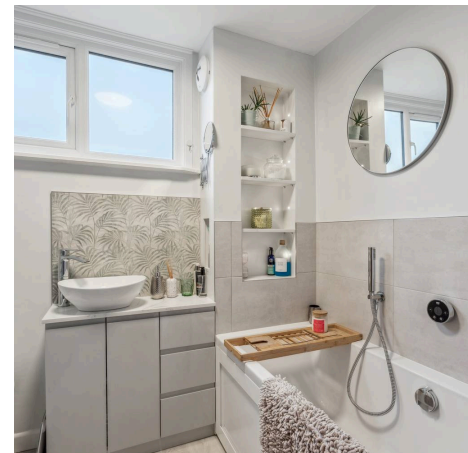
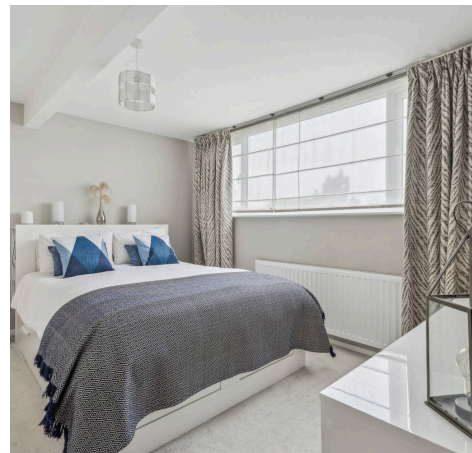
Council Tax band: D

Tenure: Freehold

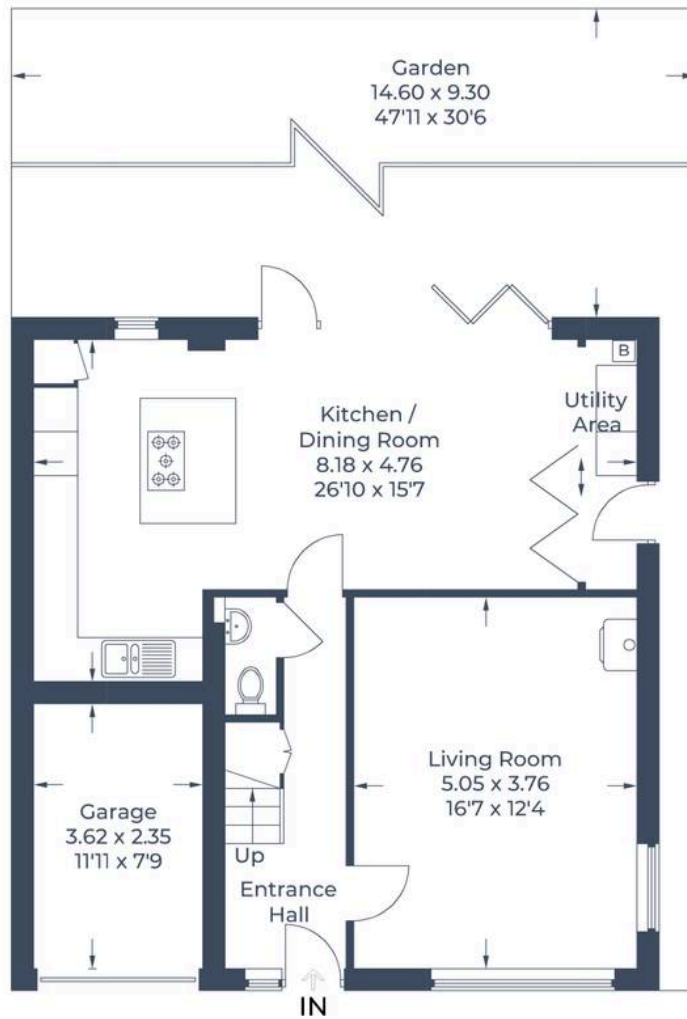
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- A much improved four-bedroom detached home located on a highly desirable road in Witney.
- South facing rear garden.
- Sitting room with log burner.
- 3/4 garage and parking for multiple vehicles.
- Open plan kitchen/dining room with high quality integrated appliances, bi-fold doors leading to the garden and bespoke utility space.
- Three double bedrooms and one single.



Approximate Gross Internal Area  
 Ground Floor = 60.8 sq m / 654 sq ft  
 First Floor = 52.7 sq m / 567 sq ft  
 Garage = 8.3 sq m / 89 sq ft  
 Total = 121.8 sq m / 1,310 sq ft



**Ground Floor**

= Reduced headroom below 1.5m / 5'0



**First Floor**





## Simpsons Witney Branch

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