



11 Hoyle Close, Witney





## 11 Hoyle Close

A beautifully presented and much improved four-bedroom link-detached home located in a peaceful cul-de-sac within walking distance of Witney town centre.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A beautifully presented and much-improved four-bedroom link-detached home located in a peaceful cul-de-sac location.
- Open plan kitchen/dining room with high-quality integrated appliances.
- Sitting room with doors leading out to the conservatory.
- Spacious master bedroom with dressing room and stylish ensuite.
- South-westerly facing rear garden.
- Garage and off-street parking.





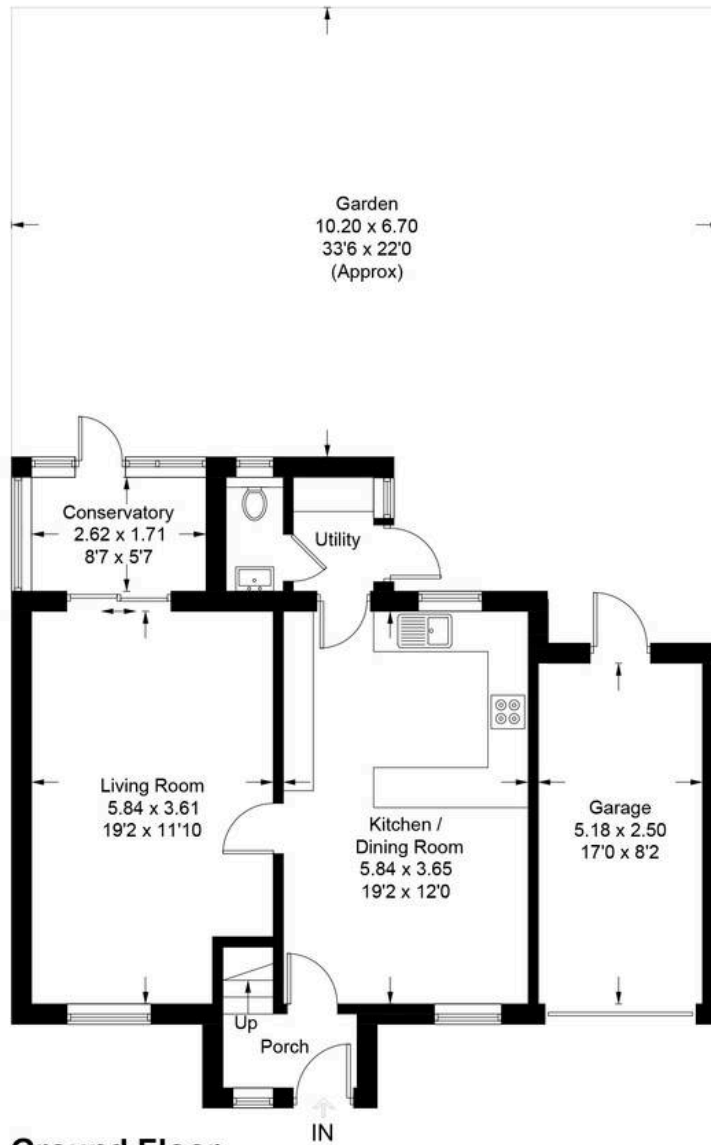


# Hoyle Close - Witney

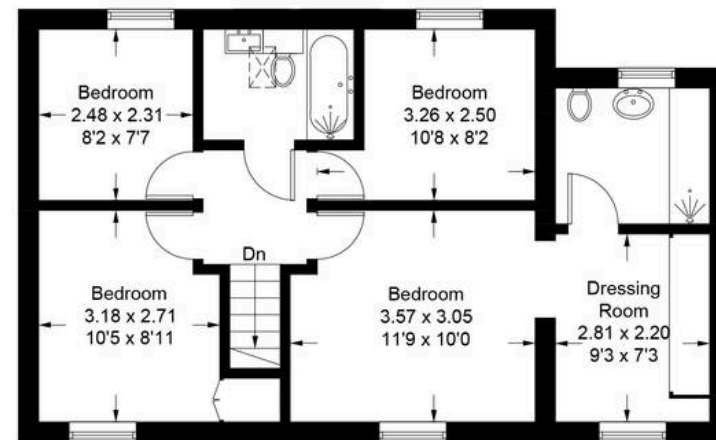
Approximate Gross Internal Area = 111.6 sq m / 1201 sq ft

Garage = 12.9 sq m / 139 sq ft

Total = 124.5 sq m / 1340 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate,  
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## Simpsons Witney Branch

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