



**The Harriers, 15 West End
Witney, Oxfordshire, OX28 1NQ**

**Freehold
Guide Price £995,000**



abbeyproperties
independent estate agents

A beautiful Grade II listed period home, formerly The Harriers public house, with extensive and highly versatile accommodation over four floors in a traditional setting close to the Town Centre.

The property has been sympathetically updated by the current owners in recent years with contemporary finishes whilst retaining the charm and original period features of the property dating back we believe to the 18th C. The property further benefits from a wonderful walled south-facing rear garden, complete with a covered BBQ/bar area, and space for a hot tub, ideal for entertaining with doors from the large kitchen extension opening directly on to the expansive terrace for alfresco dining. A large outbuilding/workshop at the foot of the garden has power & lighting.

You enter the property into the split-level sitting room with two fireplaces and areas of exposed stone. A second door from the street leads to a side passage with cloakroom, boot/boiler room, and access to the rear garden. An excellent option for muddy shoes, coats and dogs, after a long walk! The sitting room leads to an impressive open plan family area with a stone tiled floor throughout. This comprises a dining room with beams, stonework and a fireplace that in turn flows into the stunning kitchen extension with wide patio doors framing the rear garden. The kitchen has under-floor heating, contemporary units with a quartz worktop, an island unit with breakfast bar and belfast sink, and a large feature glazed roof lantern flooding the kitchen with natural light. Stairs from the dining room access an extensive basement, principally arranged in three sections and currently set up as fantastic games room and den with the pool table, juke box and fruit machine included in the sale. The kids (or adults) can party here! The basement has heating, exposed stone, wall panelling and part of it has a barrel style vaulted ceiling.



A split-level first floor comprises an en-suite master bedroom with built-in wardrobes, overlooking the rear garden. A second rear-facing bedroom has exposed roof timbers. The additional first floor has two further bedrooms and a stylish family bathroom with modern clawfoot bath and a shower cubicle. The second floor boasts two further bedrooms with dormer windows, one being used as a home office.

This is a stunning and characterful family home with extensive accommodation of over 3000 sq.ft, within walking distance of the town centre of this popular Market Town, close to the Cotswolds. The property has been significantly improved by the current owners, but still provides a new purchaser with opportunities to execute their own ideas and further enhance what is already a unique and hugely appealing family home.

Council Tax

West Oxfordshire District Council - Band F.

5-6 Bedrooms

Period features - contemporary finishes

Fabulous Kitchen extension

Large Basement / Wine Cellar

Split-level Sitting Room with fireplaces

Open-plan dining/kitchen/family space

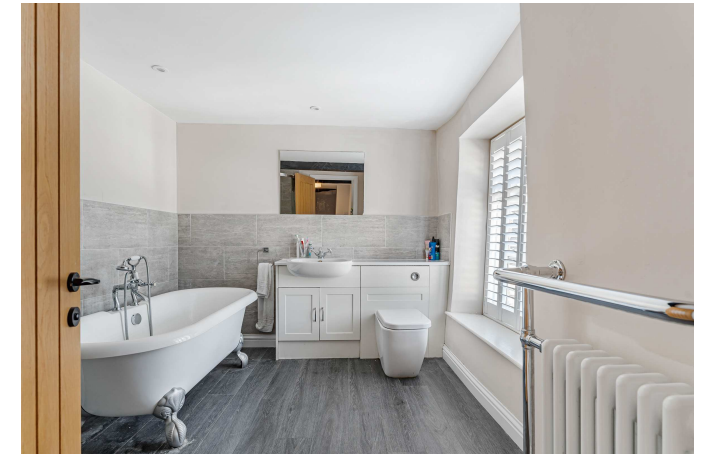
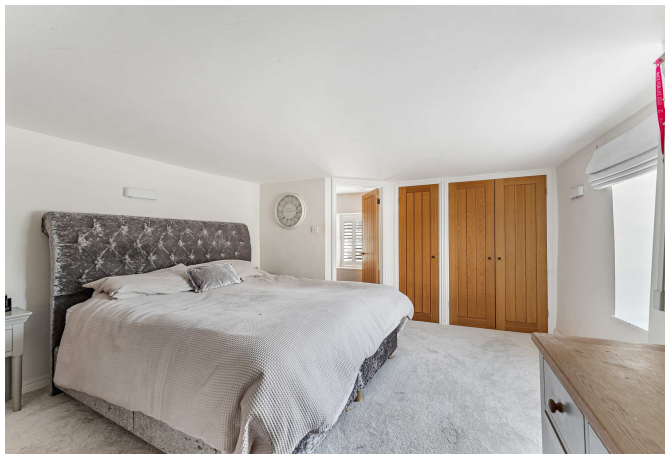
Side passage with boot room/cloakroom

Gas CH

Large walled garden with workshop

Flexible living options

Viewing essential



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Approximate Gross Internal Area
 Main House = 290.54 sq.m / 3127 sq.ft
 Outbuilding = 13.41 sq.m / 144 sq.ft
 Total = 303.95 sq.m / 3271 sq.ft



Illustration for identification purpose only, measurements approximate and not to scale.

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