

## 54 Spitfire Drive, Witney OX29 7BF

Draft details - may be subject to alterations.

A 2 bedroom semi detached house, conveniently situated on the Windrush Place development on the edge of Witney, with easy access to the A40 to Oxford and Burford. The property has accommodation to include an entrance hall, living/dining room to the rear, a kitchen, 2 bedrooms and a bathroom. To the side of the property is driveway parking for 2 vehicles, and a good size garden to the rear. Current Annual Estate Charge: £125 (2025).

THOMAS  
MERRIFIELD

SALES LETTINGS

e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

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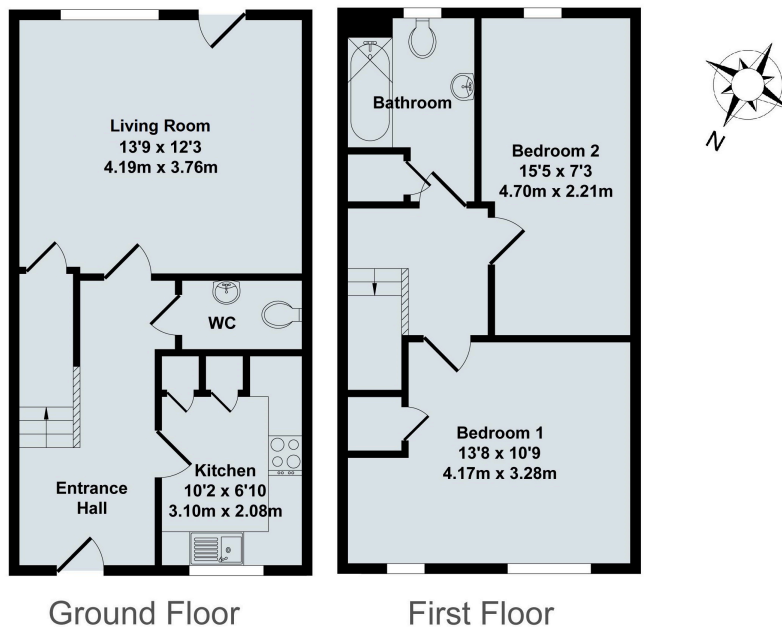


## 54 Spitfire Drive, Witney, Oxfordshire OX29 7BF

- Entrance Hall
- Kitchen
- Cloakroom
- Living/Dining Room
- 2 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Parking For 2 Vehicles
- Good Size Rear Garden

Directions - Proceed along Corn Street, taking the third exit off the roundabout onto Ourbridge Road. At the next roundabout, proceed straight over in the direction of Ourbridge. Take the second turning on the right into Centenary Way. Follow this road to the end turning left at the 'T' junction. Proceed to the end 'T' junction and turn right into Mary Ellis Way. Turn left into Spitfire Drive. Ignore the left cul de sac and continue instead through the left hand bend. The property is then found on the left hand side. 23E25

Material Information - All mains are connected.  
Ultrafast broadband is available, Mobile & Data - outdoor: likely for EE, O2, Three & Vodafone. Indoor: likely for EE, O2, & Vodafone.



## 54 Spitfire Drive

Total Approx. Floor Area 732 Sq.Ft. (68.0 Sq.M.)

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

### Local Authority:

WODC Tax Band C / EPC Rating: 83/B/  
Current Annual Estate Charge: £125 (2025).

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Freehold

Tel: 01993 772000

Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

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