



Woodpecker Way
Witney OX28 6NN

for sale offers in excess of
£550,000



Property Description

Located in the popular Kingfisher Meadows development that is within a short distance of both the town's amenities and countryside walks this immaculate four bedroom detached family home is just under two years old and offers well-proportioned accommodation across three floors.

As you step into the entrance hall you will see that the property has a downstairs toilet and, on the left, there is a fabulous open plan kitchen/dining area that we feel really is the hub to this stunning home and the separate utility room with rear access just adds to the practical and spacious feel of the property.

The sizeable sitting room features a bay window to the front which allows plenty of natural light to flood in and offers a lovely space for relaxing and socialising with friends and family and is well appointed.

As you walk up to the first floor you will find that the master bedroom benefits from a stylish ensuite and sits alongside bedroom three and a contemporary fitted bathroom.

The second floor is home to two well-proportioned bedrooms and a modern shower room.

Externally the sunny rear garden faces north-east and is fully enclosed and offers lawn and a patio area for alfresco dining/entertaining. There is driveway parking and garage.

In summary, this outstanding property offers spacious, high-quality living and enjoys a great position on the edge of town with schools and public transport links nearby



Ground Floor

Lounge

17' 4" x 11' 3" (5.28m x 3.43m)

Kitchen/Dining Room

10' 2" x 20' 4" (3.10m x 6.20m)

Utility Room

First Floor

Bedroom Three

11' x 9' 9" (3.35m x 2.97m)

Master Bedroom

10' 4" x 11' 3" (3.15m x 3.43m)

Ensuite

En Suite To Bedroom One

6' 11" x 4' 7" (2.11m x 1.40m)

Bathroom

6' 6" x 5' 6" (1.98m x 1.68m)

Second Floor

Bedroom Two

13' 8" x 9' 9" (4.17m x 2.97m)

Bedroom Four

8' 2" x 9' 2" (2.49m x 2.79m)

Shower Room

5' 9" x 7' 8" (1.75m x 2.34m)

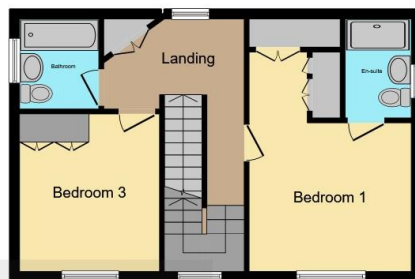
Garage

9'10 X 19





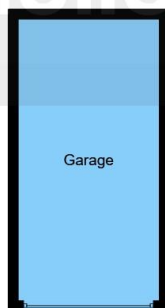
Ground Floor



First Floor



Second Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01235 555611
E abingdon@connells.co.uk

11 High Street
 ABINGDON OX14 5BB

EPC Rating: B

view this property online connells.co.uk/Property/WNY305517



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WNY305517 - 0007