



**Connells**

The Fordways  
Crawley Witney



### Property Description

Offered with no onward chain and located in the charming village of Crawley near Witney, this three-bedroom semi-detached family home requires modernisation throughout. The property is surrounded by fields and farmland and offers spectacular views. The property is accessed off Dry Lane, with the additional benefit of parking for several vehicles.

Accommodation comprises of a porch with access to a WC, a large storage cupboard and access into a single garage. From the porch you walk into the kitchen which is fully fitted and offers plenty of storage space and room for appliances. There are then two reception rooms which are currently being utilised as a dining room and separate sitting room.

There is then another hall and porch with stairs to access the first floor where you will find three well-proportioned bedrooms and a three piece shower room.

The property is located in Crawley, a charming village near Witney in Oxfordshire which offers a picturesque escape into the heart of the Cotswolds. Nestled amid rolling hills and scenic countryside, it boasts a quaint blend of traditional stone cottages, meandering country lanes, and vibrant green fields. The village is steeped in history, with its origins tracing back to the medieval period, and it retains an air of timeless beauty. With its close proximity to Witney, Crawley benefits from a peaceful, rural setting while still being conveniently close to the amenities and vibrant culture of a market town.

### Living Room

13' 1" x 13' 1" ( 3.99m x 3.99m )

### Dining Room

10' 5" x 9' 9" ( 3.17m x 2.97m )

### Kitchen

8' 5" x 13' 4" ( 2.57m x 4.06m )

### Bedroom One

10' 5" x 13' 4" ( 3.17m x 4.06m )

### Bedroom Two

13' 7" x 9' 6" ( 4.14m x 2.90m )

### Bedroom Three

9' 6" x 6' 8" ( 2.90m x 2.03m )

### Private Right Of Way

There is a  
easement on the title,  
please enquire with the branch  
(Shared Driveway)

### Agents Note

It is our understanding  
that the Property is not registered at  
the Land Registry. Your conveyancer  
will take the necessary steps and  
advise you accordingly.





## Connells



## First Floor

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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01993 778 281**  
**E [witney@connells.co.uk](mailto:witney@connells.co.uk)**

13 Corn Street  
 WITNEY OX28 6DB

EPC Rating: C    Council Tax  
 Band: C

view this property online [connells.co.uk/Property/WNY305533](http://connells.co.uk/Property/WNY305533)



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.

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