



**Connells**

Furlough House Starnham Road  
Ducklington Witney



## Property Description

Nestled at the end of a peaceful no-through road in the sought-after village of Ducklington is this immaculately presented three bedroom detached residence offering contemporary living in a charming rural setting. Accessed via a private gated driveway and showcasing a high specification finish throughout, including underfloor heating and a harmonious blend of modern architectural design with premium finishes.

Upon entering, a spacious hallway welcomes you with a cloakroom/utility area. To the right, the heart of the home unfolds into a stunning open-plan kitchen/dining area ideal for entertaining. The bespoke kitchen features sleek cabinetry and integrated appliances, while bi-fold doors open onto a glass-covered oak deck, seamlessly connecting indoor and outdoor living.

To the left of the hallway, a generous reception room offers a tranquil retreat, enhanced by a striking cathedral style window that floods the space with natural light. Additional bi-fold doors provide further access to the beautifully landscaped garden.

Upstairs, the property boasts three well-proportioned double bedrooms. The principal suite benefits from a spacious en-suite bathroom, complemented by a stylish family shower room serving the remaining bedrooms.

Externally, the home includes a half garage and ample off-street parking for multiple vehicles. Ducklington is a quintessential Oxfordshire village located approximately one mile south of Witney, offering a range of local amenities.

**Kitchen/Dining Room**  
19' 2" x 16' 7" ( 5.84m x 5.05m )

**Sitting Room**  
20' 9" x 14' 6" ( 6.32m x 4.42m )

**Downstairs W.C**

**Bedroom One**  
12' 7" x 12' 4" ( 3.84m x 3.76m )

**Ensuite**  
6' 5" x 12' ( 1.96m x 3.66m )

**Bedroom Two**  
12' 6" x 11' 8" ( 3.81m x 3.56m )

**Bedroom Three**  
9' 2" x 11' 9" ( 2.79m x 3.58m )

**Shower Room**  
6' 5" x 7' ( 1.96m x 2.13m )

**Bike Store**  
5' 7" x 9' 3" ( 1.70m x 2.82m )





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)

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13 Corn Street  
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EPC Rating: B    Council Tax  
 Band: D

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