



**Connells**

Spitfire Drive  
Witney



## Property Description

Located on the sought-after Windrush Estate in Witney, this well-presented three-bedroom semi-detached home offers a fantastic opportunity to step onto the property ladder via a 50% shared ownership scheme. Perfectly positioned within a popular development, this property combines modern living with a practical layout and excellent flow throughout.

As you step into a welcoming entrance hall there is a spacious sitting room on the right, ideal for relaxing or entertaining. The open-plan kitchen/diner at the rear of the property is bright and functional, with direct access to the garden. A separate utility room and a convenient W.C. complete the ground floor living space.

As you walk Upstairs, you'll find three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining two bedrooms are served by a stylish family bathroom.

The property includes a garage, offering secure parking or additional storage. The rear garden provides a private outdoor space for enjoying warmer months.

Witney is a delightful market town on the edge of the Cotswolds and historically connected with the wool trade and blanket making. It has an excellent range of shopping and leisure amenities including most of the high street retail brands, as well as a multi-screen cinema, a fine choice of pub/restaurants, and open green spaces and riverside walks to the Witney Lake & Country Park.

## Agents Note Shared Ownership

This property is currently under shared ownership in conjunction with Heylo Housing Association who have criteria for any purchase. The advertised price is for the sellers 50% share. £686.06 per month is paid to the Housing Association as rent for the retained share. Please contact Heylo Housing Association for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.

## Lounge

11' 9" x 11' 1" ( 3.58m x 3.38m )

## Kitchen

11' 4" x 18' 1" ( 3.45m x 5.51m )

## Utility Room

6' 2" x 5' ( 1.88m x 1.52m )

## Downstairs W.C

## Bedroom One

11' 1" x 10' 7" ( 3.38m x 3.23m )

## En Suite

8' 3" x 6' ( 2.51m x 1.83m )

## Bedroom Two

9' 1" x 10' 7" ( 2.77m x 3.23m )

## Bedroom Three

11' 5" x 7' ( 3.48m x 2.13m )

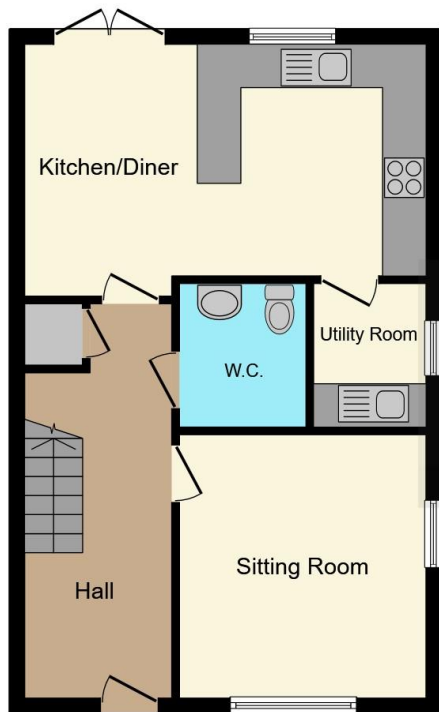
## Family Bathroom

6' 5" x 6' 9" ( 1.96m x 2.06m )

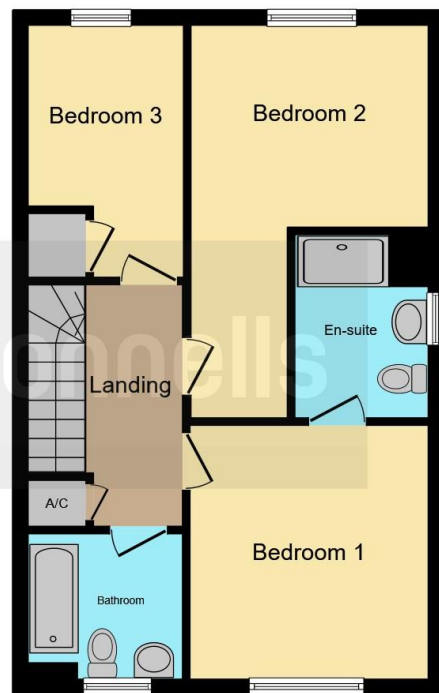
## Driveway

## Garage

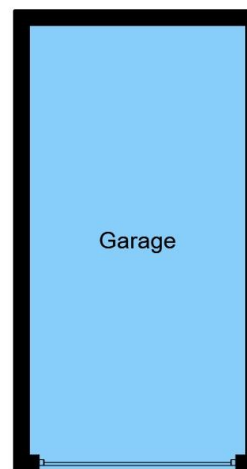




**Ground Floor**



**First 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](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: A Council Tax Band: D

Service Charge: 150.00 Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WNY305839](http://connells.co.uk/Property/WNY305839)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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