



Connells

Heron Drive  
Witney





## Property Description

Built in 2022 by the well regarded David Wilson Homes, this modern townhouse property offers versatile accommodation arranged over three floors.

The ground floor features an entrance hall, with access to a WC, a bright sitting room with a bay window provides a welcoming living space and then to the rear an impressive open plan kitchen/dining room which is fully kitted out and provides everything you would need in a kitchen with French doors opening onto the rear garden.

Across the upper floors are three well proportioned bedrooms and a contemporary family bathroom, with the top floor principal bedroom further benefitting from its own ensuite shower room and lots of space.

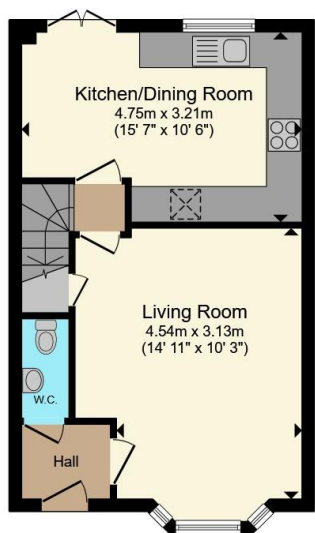
Outside, the property enjoys a private garden, a garage, and driveway parking.

Situated on the edge of the Cotswolds, Witney is a thriving market town known for its historic charm, excellent amenities, and strong sense of community. With shops, cafés, schools, green spaces, and easy access to Oxford, it offers an ideal balance of convenience and countryside living.

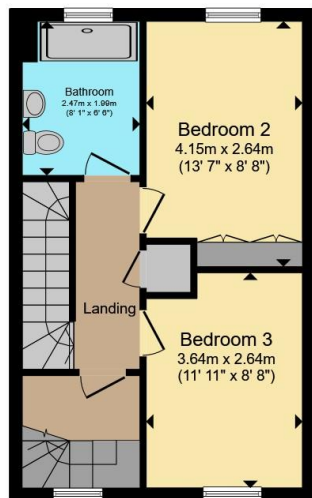
## **\*\* Agents Note\*\***

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding

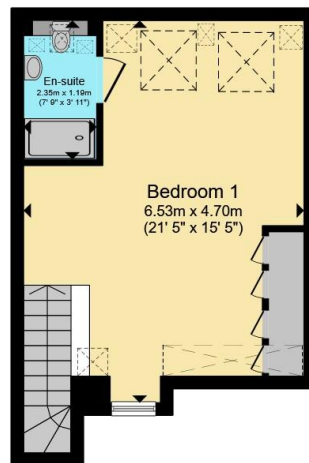




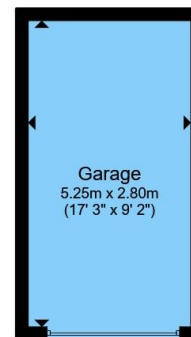
**Ground Floor**



**First Floor**



**Second Floor**

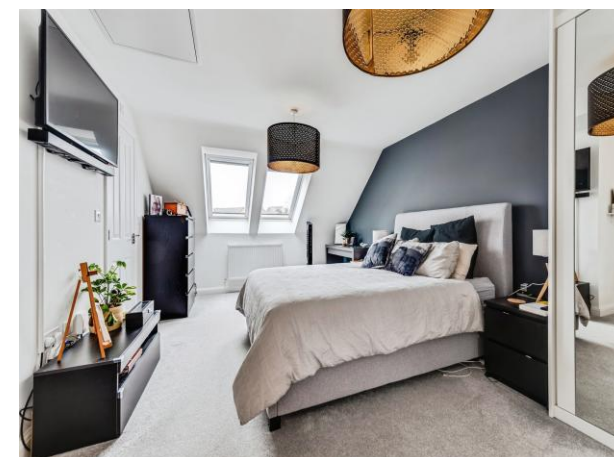


**Garage**

Total floor area 119.6 m<sup>2</sup> (1,288 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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13 Corn Street  
WITNEY OX28 6DB

EPC Rating: B Council Tax  
Band: D

**view this property online [connells.co.uk/Property/WNY305878](http://connells.co.uk/Property/WNY305878)**

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.

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