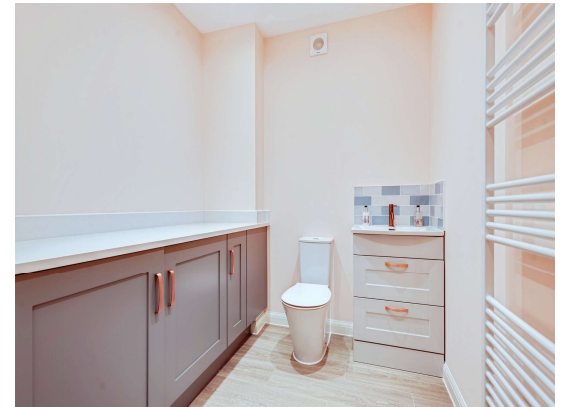




Abraham Way, Minster Lovell, Witney, OX29 0AY

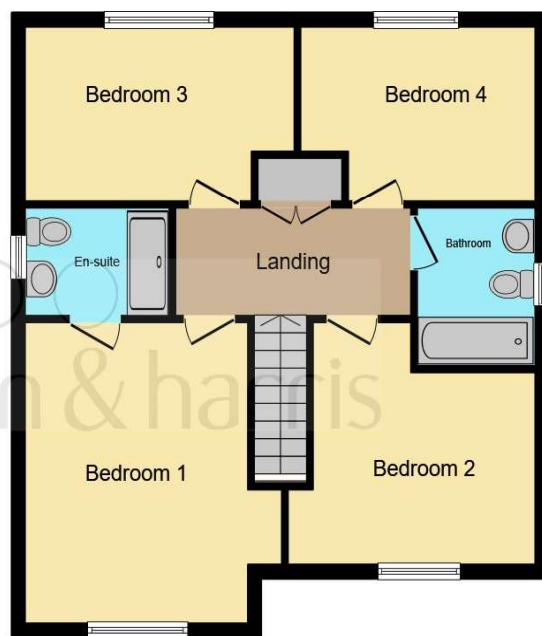
Welcome to Abraham Way, Minster Lovell Witney

Nestled in a desirable location, this beautifully presented detached home offers spacious, modern living ideal for families seeking comfort and convenience. Boasting four generous double bedrooms, this property has been thoughtfully designed with both style and practicality in mind. Step inside to discover a bright and inviting interior with higher ceilings throughout, creating a wonderful sense of space. The heart of the home is the impressive open plan kitchen diner, complete with integrated appliances and perfect for entertaining or enjoying family meals. A separate living room offers a cosy retreat, while a downstairs study provides a quiet space for working from home. Additional ground floor highlights include a utility room, a convenient downstairs WC, and direct access to the good-sized, private rear garden, which is not overlooked, offering excellent outdoor space for relaxation or play. Upstairs, the master bedroom benefits from a stylish en-suite shower room and a built-in wardrobe, providing ample storage. Three further double bedrooms share a sleek and contemporary family bathroom. Externally, the property includes a garage with electric outlet and driveway parking, completing the appeal of this fantastic family home.

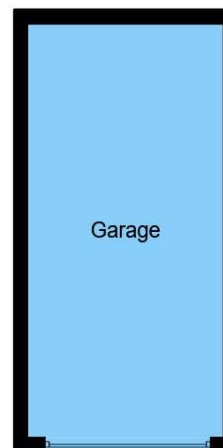




Ground Floor



First Floor



Garage

Study

6' 8" x 6' 6" (2.03m x 1.98m)

Lounge

16' 3" x 11' 1" (4.95m x 3.38m)

Kitchen

10' 9" x 25' 5" (3.28m x 7.75m)

Bedroom 1

11' 8" x 8' Max (3.56m x 2.44m Max)

Bedroom 2

13' 3" x 7' 9" (4.04m x 2.36m)

Bedroom 3

12' 2" x 12' 5" Max (3.71m x 3.78m Max)

Bedroom 4

14' 8" x 12' 9" (4.47m x 3.89m)

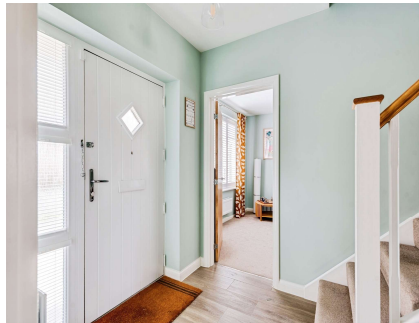
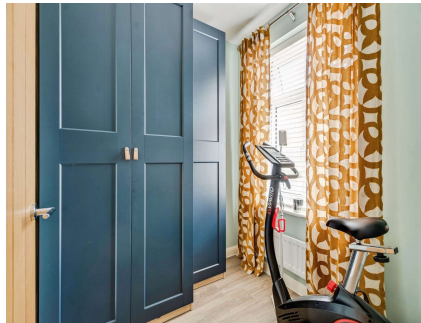
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Welcome to Abraham Way, Minster Lovell, Witney

- Detached house
- Four double bedrooms
- Master with an en-suite shower
- Bright and airy reception room
- Large kitchen/diner with high specification integrated appliances

Tenure: Freehold EPC Rating: B
Council Tax Band: E

Guide Price
£600,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/WIT106188



Property Ref:
WIT106188 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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