



**Mary Ellis Way, Witney, OX29 7BH**



## **Welcome to Mary Ellis Way, Witney**

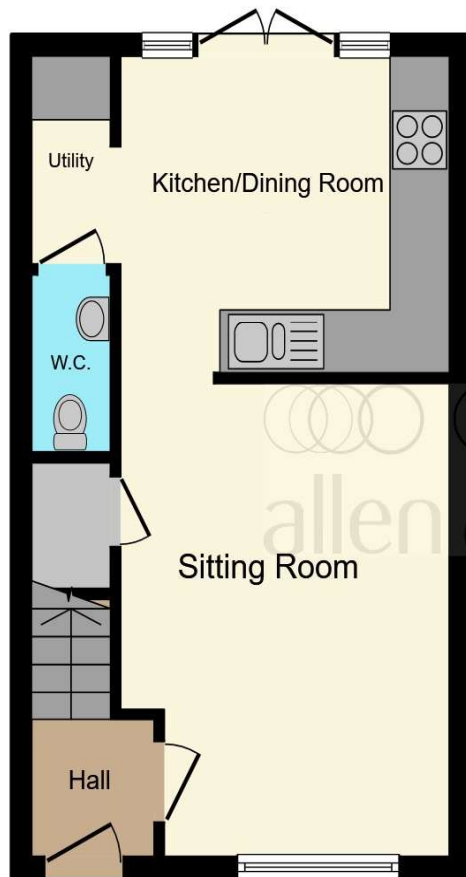
This stylish property offers generous and well-planned living space, beginning with a bright and spacious lounge that flows seamlessly into a contemporary kitchen/breakfast room, featuring upgraded fittings and finishes. A separate utility room provides additional storage and houses the washing machine and boiler, conveniently located opposite a downstairs cloakroom.

Upstairs, the first floor comprises two generously sized double bedrooms, both benefiting from built-in storage. The principal bedroom enjoys the added luxury of an en-suite shower room, while a modern family bathroom serves the second bedroom and guests.

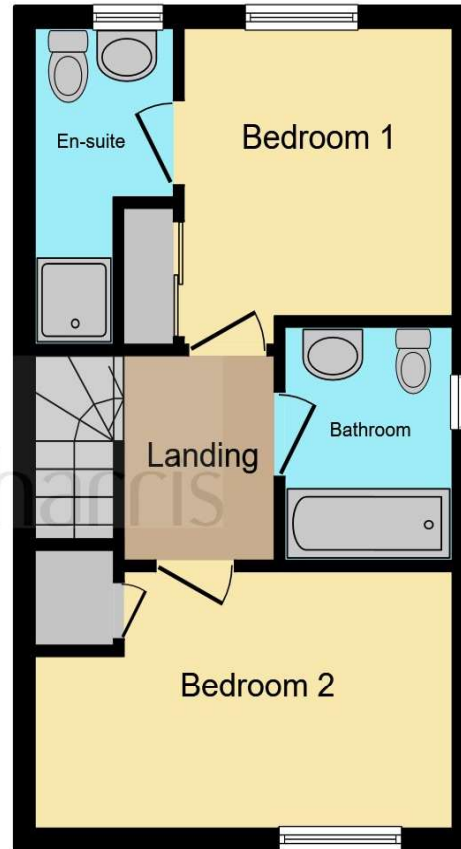
Double patio doors from the kitchen open onto a well-maintained rear garden, which includes an extended patio-perfect for outdoor dining and entertaining. The garden also features a lawned area and a rear section laid with shingle, complete with a garden shed for additional storage.

Located on the edge of the Cotswolds, Witney is a charming market town steeped in history, particularly known for its heritage in blanket weaving. Surrounded by stunning countryside, the town offers a vibrant community feel along with a wide range of local amenities, including shops, cafes, schools, and green spaces such as Witney Lake and Country Park. Its excellent transport links provide convenient access to Oxford and beyond, making Witney a perfect blend of rural and modern life.





**Ground Floor**



**First Floor**

**Living Room**

14' 5" x 10' 4" ( 4.39m x 3.15m )

**Kitchen**

10' 4" x 10' 4" ( 3.15m x 3.15m )

**Utility Room**

5' 3" x 3' 2" ( 1.60m x 0.97m )

**W.C**

5' 5" x 3' 1" ( 1.65m x 0.94m )

**Master Bedroom**

8' 9" x 8' 8" ( 2.67m x 2.64m )

**En-Suite**

9' 8" x 4' 7" ( 2.95m x 1.40m )

**Bedroom 2**

13' 9" x 8' 1" ( 4.19m x 2.46m )

**Bathroom**

7' x 5' 5" ( 2.13m x 1.65m )

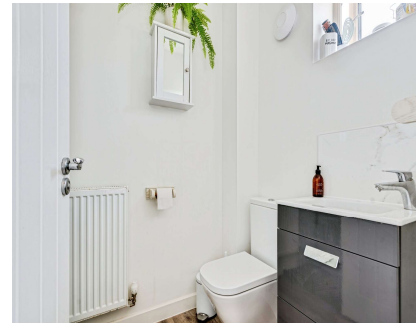
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

## Welcome to Mary Ellis Way, Witney

- Complete Chain
- Two Parking Spaces
- Private Enclosed Garden
- Semi-Detached House
- En Suite to Master Bedroom

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

# £320,000



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Property Ref:  
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Please note the marker reflects the  
postcode not the actual property

  
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