

17 HERON DRIVE

WITNEY OX28 6NP

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Located within a short distance of both the town's amenities and countryside walks this attractive, detached home was built in 2019. Step inside to begin the tour of stylish, and generous accommodation set across two floors. The welcoming hallway opens to a study and a fabulous, light-filled sitting room with bay window is a lovely room for relaxing and socialising with friends. An abundance of natural light fills the open plan kitchen/dining room, and this room is definitely the hub of this wonderful home. Doors to the garden bring the outside in creating a superb family entertaining space. The cloakroom and utility room complete this fantastic ground floor picture.

Externally, the generous rear garden is fully enclosed and benefits from a high degree of privacy. The patio area is ideal for alfresco dining/entertaining with the remainder laid to lawn. In summary, this outstanding property offers spacious, high quality living and enjoys a great position on the edge of town with schools and public transport links.

GUIDE PRICE

£625,000



4



3



2



Generous





Heron Drive, Witney, OX28 6NP

Approximate Gross Internal Area = 159.79 sq m / 1720 sq ft
(Including Outbuilding)

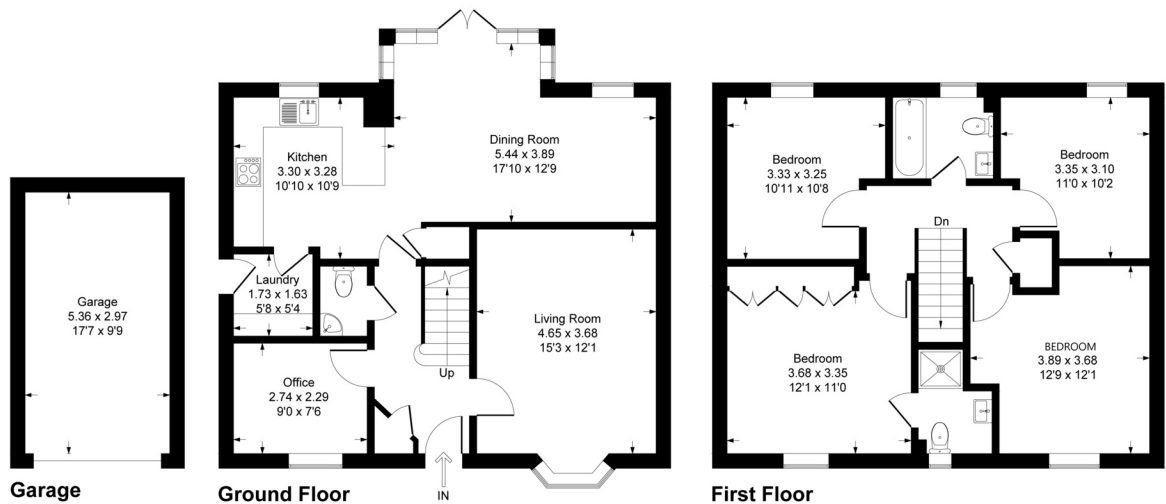


Illustration for identification purpose only, measurements approximate, and not to scale.



Council Tax:
Band E - £3,089.08

Parking:
Driveway & Garage

Local Authority:
West Oxfordshire District Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	85	92
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	86	92
EU Directive 2002/91/EC		

“LOCATION COMMENT

Witney is a delightful market town 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, and a fine choice of pub/restaurants. It also has the benefit of plentiful free car parking. The A40 provides a road link to Oxford to the east and Cheltenham to the west. A main line station with a fast London service is at nearby Long Hanborough about five miles away.



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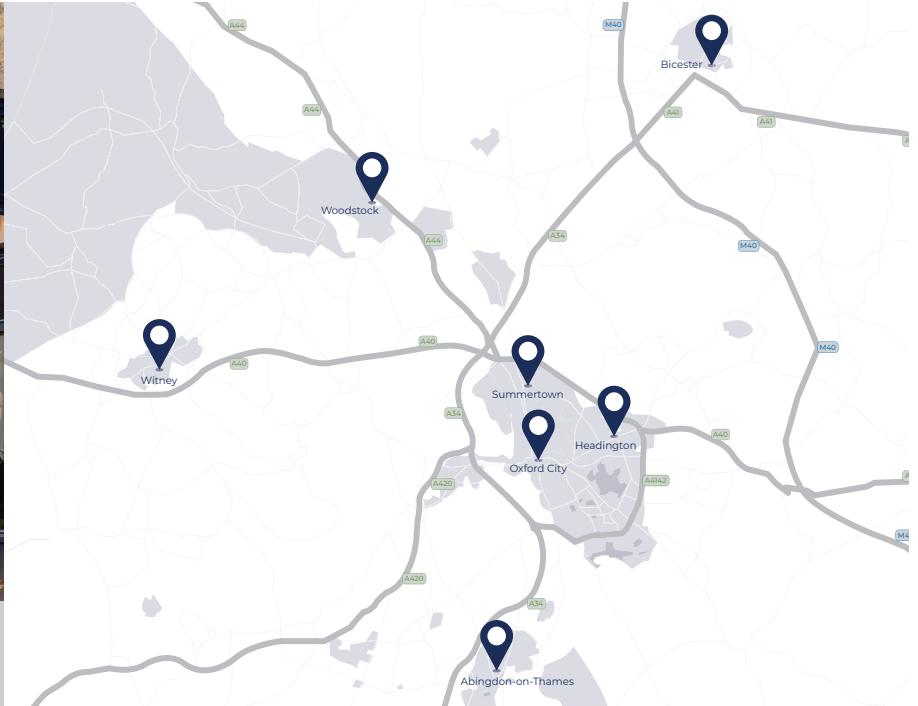
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