



**Connells**

Kestrel Crescent  
Witney



### Property Description

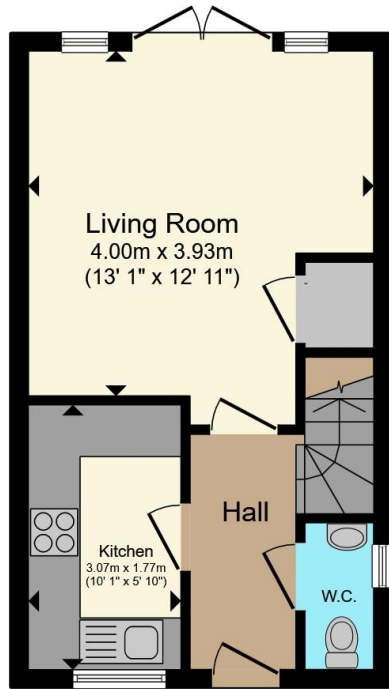
Located in the popular Kingfisher Meadows development in Witney is this newly built two-bedroom semi-detached home that was constructed in 2021. The property is in a superb position and is within walking distance to local amenities and nearby transport links such as the A40 and S1/S7 bus stops.

As you walk through the front door the ground floor accommodation comprises a kitchen with integrated appliances and features everything that you would need, WC, and an open plan sitting/dining room plus an additional 'conservatory-style' reception room with doors leading out to the rear garden. To the first floor are two spacious double bedrooms, both with built in storage cupboards and the bathroom with both bath and

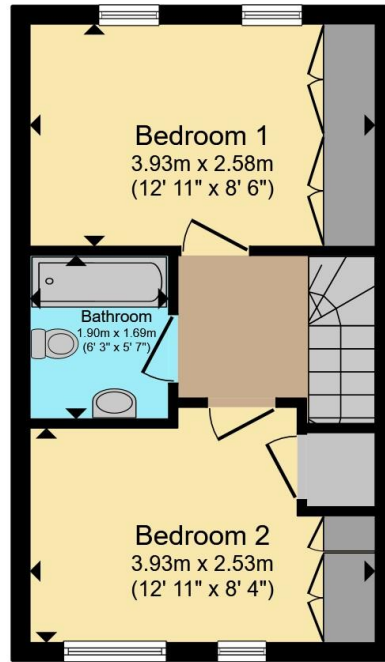
Outside the garden has been landscaped to a high standard and enjoys a fair degree of privacy. Additionally, the property offers driveway parking and the property benefits from the remainder of the NHBC structural warranty.

Witney is a charming market town in Oxfordshire, offering a blend of historical charm and modern conveniences. Nestled on the edge of the Cotswolds, Witney is known for its rich heritage in blanket weaving, picturesque landscapes, and vibrant community. The town boasts excellent local amenities, including shops, cafes, and schools, alongside green spaces like Witney Lake and Country Park. With its close proximity to Oxford, residents enjoy easy access to a larger city while benefiting from the tranquillity of a smaller town.





**Ground Floor**



**First Floor**

Total floor area 57.4 m<sup>2</sup> (617 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)



To view this property please contact Connells on

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EPC Rating: B Council Tax  
Band: B

**view this property online [connells.co.uk/Property/WNY305102](http://connells.co.uk/Property/WNY305102)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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