



Connells

Bramble Bank  
Witney





### Property Description

Set in a desirable location within Madley Park in Witney, this modern three bedroom end of terrace home combines style and functionality. The heart of the property is the spacious sitting/dining room, flowing into a light-filled conservatory which is perfect for family gatherings or just having the extra space to utilise.

The sleek kitchen which is located to the front of the property offers plenty of storage and workspace, while a handy downstairs WC adds convenience.

As you walk upstairs the master bedroom boasts its own en-suite. Two further bedrooms provide flexibility for family, guests, or a home office, complemented by a three piece family bathroom.

Outside, enjoy a private rear garden and the benefit of a garage and allocated parking within a secure rear courtyard, ideal for those seeking both practicality and peace of mind.

### Kitchen

10' 8" x 8' 9" ( 3.25m x 2.67m )

### Sitting/Dining Room

19' 6" x 12' ( 5.94m x 3.66m )

### Conservatory

18' 2" x 9' 8" ( 5.54m x 2.95m )

### Downstairs W.C

### Bedroom One

11' 1" x 10' 1" ( 3.38m x 3.07m )

### En Suite

### Bedroom Two

9' 1" x 8' 8" ( 2.77m x 2.64m )

### Bedroom Three

10' 3" x 6' 7" ( 3.12m x 2.01m )

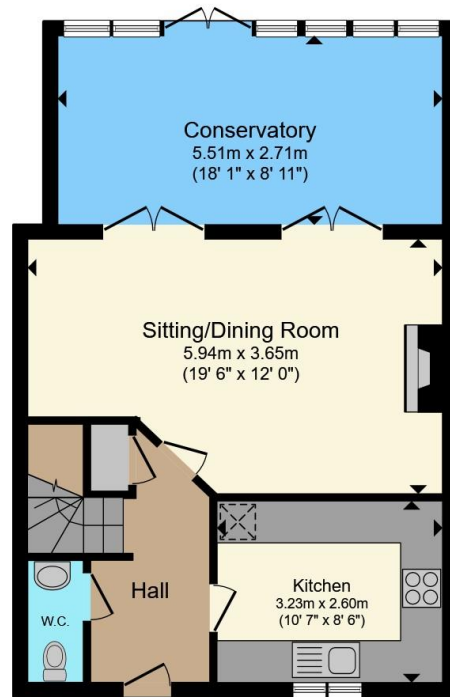
### Family Bathroom

### Garage

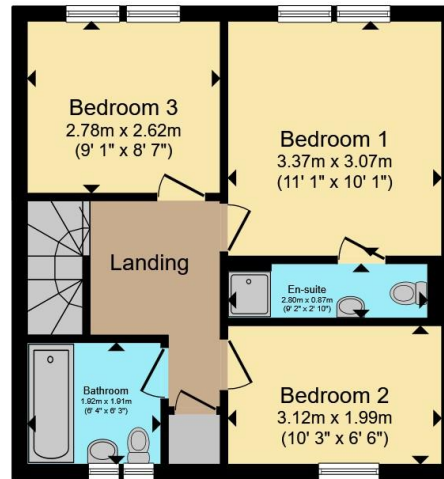
### Off Street Parking







**Ground Floor**



**First Floor**

Total floor area 91.3 m<sup>2</sup> (982 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**



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**T 01993 778 281**  
**E [witney@connells.co.uk](mailto:witney@connells.co.uk)**

13 Corn Street  
WITNEY OX28 6DB

EPC Rating: E Council Tax  
Band: D

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Tenure: Freehold



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