



**Connells**

Mary Ellis Way  
Witney



### Property Description

Positioned on the edge of the desirable Windrush Place development, this substantial five bedroom detached residence on Mary Ellis Way presents an exceptional opportunity for modern family living. Immaculately presented throughout, the property combines generous proportions with elegant design features and a versatile layout ideal for both entertaining and everyday comfort.

The ground floor welcomes you with a spacious entrance hall leading to a separate sitting room, perfect for relaxed evenings. At the heart of the home lies a stunning open plan kitchen/dining/family area, thoughtfully designed to accommodate contemporary lifestyles.

This expansive space is ideal for hosting, with ample room for dining and lounging, complemented by sleek cabinetry and integrated appliances. A separate utility room adds convenience and functionality.

Upstairs, the property boasts five well-proportioned bedrooms, including a luxurious master suite complete with a dressing room and en-suite bathroom. A second bedroom also benefits from its own en-suite, while the remaining three double bedrooms are served by a family bathroom.

Externally, the home enjoys a private garden. A detached garage and off-street parking provide ample space for vehicles.

Located in Witney's thriving Windrush Place community, residents benefit from proximity to local amenities, schools, and transport links, while enjoying the tranquillity of a residential setting.

### Kitchen/Dining Room

26' 7" x 10' 5" ( 8.10m x 3.17m )

### Sitting Room

20' 2" x 11' ( 6.15m x 3.35m )

### Utility Room

4' 6" x 7' 5" ( 1.37m x 2.26m )

### Downstairs W.C

### Bedroom One

12' 1" x 11' 2" ( 3.68m x 3.40m )

### Dressing Room

7' 9" x 5' 6" ( 2.36m x 1.68m )

### Ensuite

7' 7" x 8' 8" ( 2.31m x 2.64m )

### Bedroom Two

13' 3" x 11' 2" ( 4.04m x 3.40m )

### Ensuite

7' x 7' 5" ( 2.13m x 2.26m )

### Bedroom Three

15' 9" x 10' 8" ( 4.80m x 3.25m )

### Bedroom Four

9' 4" x 13' 3" ( 2.84m x 4.04m )

### Bedroom Five

10' 5" x 10' 3" ( 3.17m x 3.12m )

### Family Bathroom

7' x 7' 5" ( 2.13m x 2.26m )

### Garage

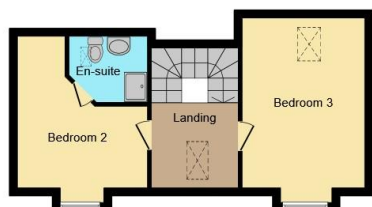




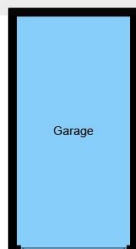
**Ground Floor**



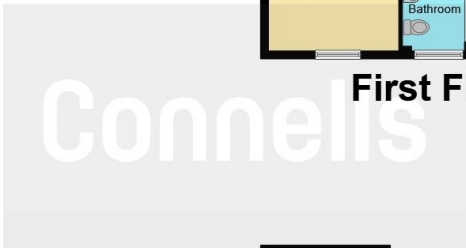
**First Floor**



**Second Floor**



**Garage**



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)

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13 Corn Street  
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EPC Rating: B    Council Tax  
Band: F

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Tenure: Freehold



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