



Pipit Lane, Witney, OX28 6NU

Welcome to Pipit Lane, Witney

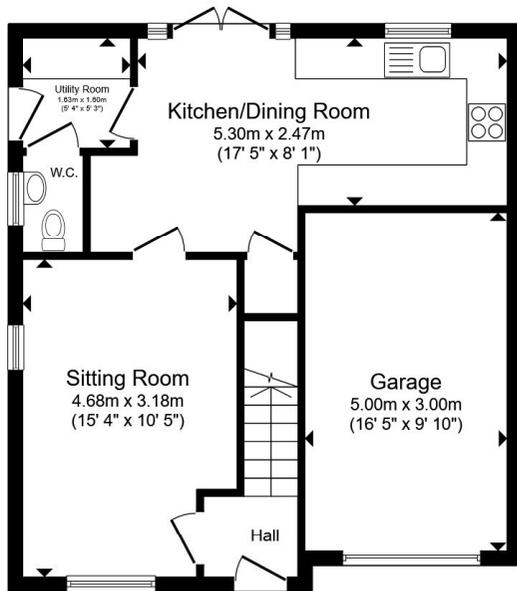
This attractive three-bedroom detached home, built by the highly regarded David Wilson Homes, offers modern and well-balanced accommodation ideal for families and professionals alike. The property benefits from the remaining NHBC warranty until 2032, providing valuable peace of mind.

The ground floor is thoughtfully arranged, with a welcoming entrance hall leading to a comfortable living room positioned to the front of the property. To the rear, the generous kitchen/dining room provides an excellent social space, complete with direct access to the garden and complemented by a separate utility room for added practicality. A convenient downstairs W.C. completes the ground floor accommodation.

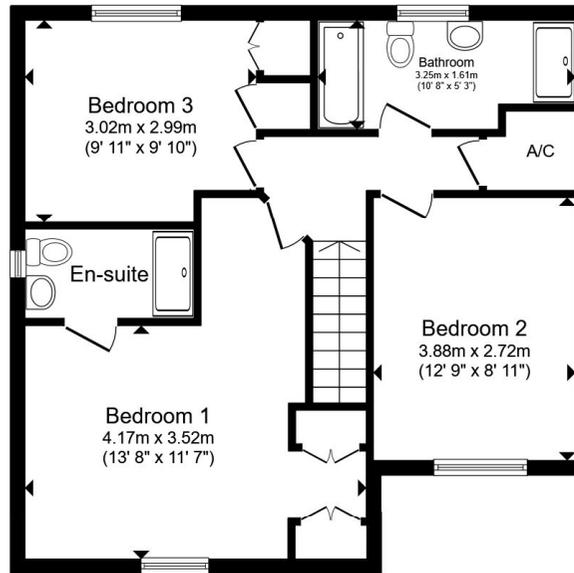
Upstairs, the principal bedroom enjoys its own en-suite shower room and dedicated dressing area, creating a well-appointed private suite. Two further bedrooms are served by a modern family bathroom, all accessed from a central landing.

Externally, the home sits within a popular modern development and offers driveway parking and a private rear garden, making this a superb opportunity for buyers seeking a contemporary detached home with strong practical appeal. Furthermore, the property also benefits from an integral garage. Early viewing is highly recommended to appreciate the space and layout on offer.





Ground Floor



First Floor

Total floor area 116.3 m² (1,252 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

Welcome to

Pipit Lane, Witney

- Modern David Wilson detached family home situated on a sought-after Witney development
- NHBC warranty valid through to 2032
- Impressive open-plan kitchen/dining space
- Dual aspect living room and separate utility room for added practicality
- Principal suite with dressing area, built-in wardrobes and en-suite, complemented by two further well-proportioned bedrooms (one with built-in wardrobes).

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

offers in excess of



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Property Ref:
WIT106302 - 0003

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Please note the marker reflects the
postcode not the actual property


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