



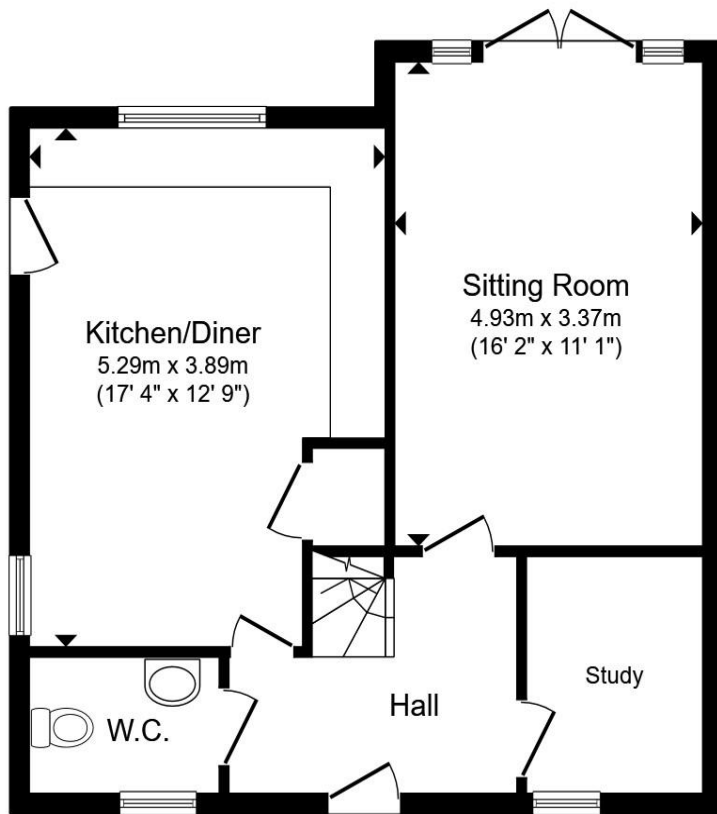
Blanket Way, Witney, OX28 6JX

Welcome to

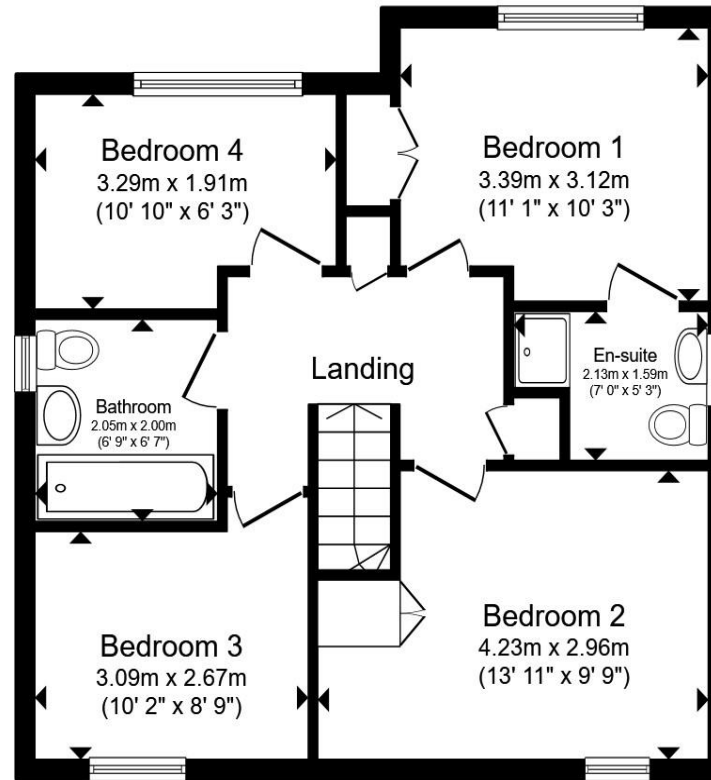
Blanket Way, Witney

The ground floor is thoughtfully arranged, with a welcoming entrance hall leading to a comfortable living room positioned to the rear of the property, the generous kitchen/dining room is fit with integrated appliances and provides an excellent social space, complete with direct access to the garden. It also has a convenient downstairs WC and a downstairs study that provides a quiet space for working someone from home. Upstairs, the principal bedroom enjoys its own en-suite shower room. Three further well-sized 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. Ideally positioned within walking distance of Witney town centre, schools, bus stops etc. The property is also approx. 6.4 miles from Long Hanborough railway station, offering direct services to London. Early viewing is highly recommended to appreciate everything this property has to offer. Contact Allen & Harris today to arrange your viewing.





Ground Floor



First Floor

Total floor area 104.2 m² (1,121 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

Blanket Way, Witney

- Well-presented four-bedroom home
- NHBC warranty until 2031
- Integrated appliances
- Located in a sought-after town centre location with easy access to amenities
- Open-plan kitchen/dining space

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

guide price

£550,000

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WIT106182



Property Ref:
WIT106182 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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