

Squirrel Gardens, Witney, OX28 6NS

allen & harris

welcome to

Squirrel Gardens, Witney

This attractive three double bedroom semi-detached home, built by the highly regarded David Wilson Homes, offers a light and airy accommodation arranged over three floors with a modern and well-balanced space ideal for families, first time home buyers etc. 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. A convenient downstairs W.C. completes the ground floor accommodation. The first floor offers two bedrooms which are served by a modern family bathroom, all accessed from a central landing. Whilst the upper floor boasts a stunning master bedroom suite which includes an en-suite shower room.



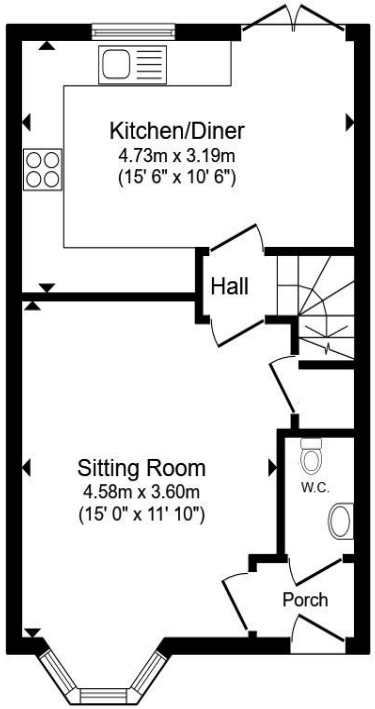




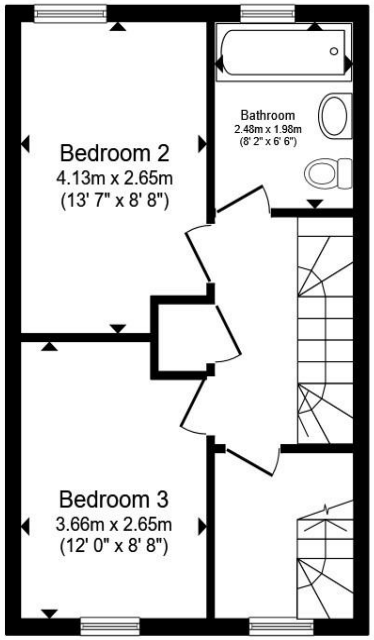




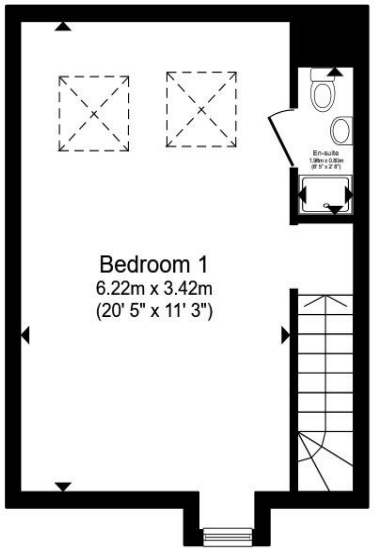




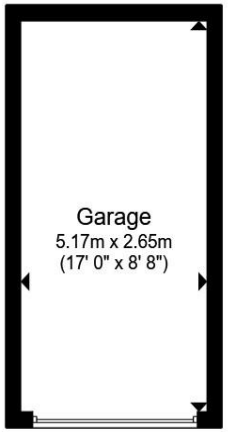
Ground Floor



First Floor



Second Floor



Garage

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.

Agents Note:

Managed Freehold with a half yearly service charge paid in advance 1 April 2026: £67.39

Total floor area 119.1 m² (1,281 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

allen & harris

welcome to

Squirrel Gardens, Witney

- Three double bedrooms
- NHBC warranty valid through to 2031
- End of chain
- Modern David Wilson semi-detached family home situated on a sought-after Witney development
- Contemporary family bathroom & ground floor cloakroom
- Impressive open-plan kitchen/dining space
- Garage

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

offers in excess of

£425,000

Externally, the home sits within a popular modern development and offers parking and a stunning private rear garden, making this a superb opportunity for buyers seeking a contemporary semi-detached home with strong practical appeal. Furthermore, the property also benefits from a garage at the rear of the property. Early viewing is highly recommended to appreciate the space and layout on offer. Ideally positioned within walking distance of Witney town centre, schools, bus stops etc. The property is also approx. 6.5 miles from Long Hanborough railway station, offering direct services to London. The property benefits from the remaining NHBC warranty until 2031, providing valuable peace of mind.









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WIT106463

The Property Ombudsman

Property Ref:
WIT106463 - 0009

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

01993 705915

witney@allenandharris.co.uk

54 Market Square, WITNEY, Oxfordshire, OX28 6AF

allenandharris.co.uk

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.