



Pipit Lane, Witney, OX28 6NU

Welcome to Pipit Lane, Witney

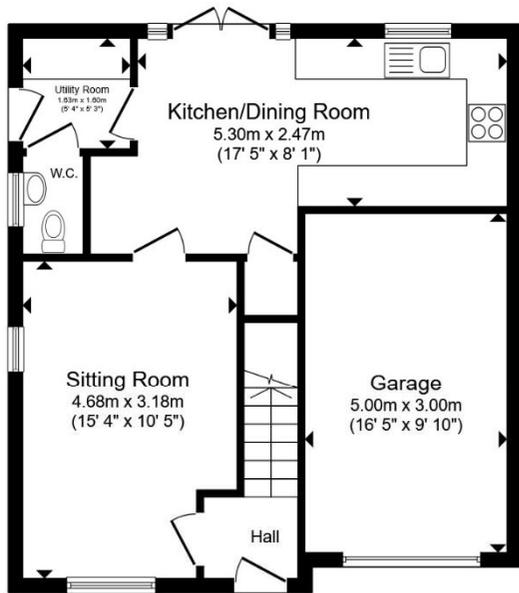
This attractive three-bedroom detached home, built by the highly regarded David Wilson Homes, offers modern and well-balanced accommodation ideal for families and professionals alike. The property benefits from the remaining NHBC warranty until 2032, providing valuable peace of mind.

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.

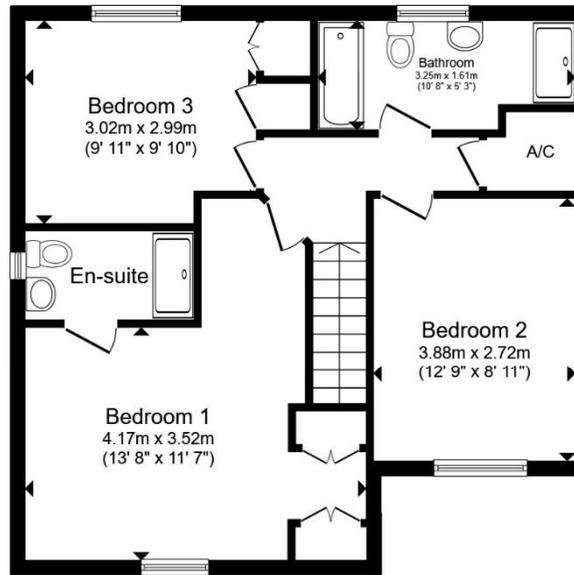
Upstairs, the principal bedroom enjoys its own en-suite shower room and dedicated dressing area, creating a well-appointed private suite. Two further bedrooms are served by a modern family bathroom, all accessed from a central landing.

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

£475,000



view this property online [allenandharris.co.uk/Property/WIT106302](https://www.allenandharris.co.uk/Property/WIT106302)



Property Ref:
WIT106302 - 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.

Please note the marker reflects the
postcode not the actual property


allen & harris



01993 705915



witney@allenandharris.co.uk



54 Market Square, WITNEY, Oxfordshire, OX28
6AF



[allenandharris.co.uk](https://www.allenandharris.co.uk)