



4 Heron Drive
Witney, Oxfordshire OX28 6NP

4 Heron Drive, Witney, Oxfordshire OX28 6NP

Built in 2019 by David Wilson Homes, an impressive 4 bedroom detached house with well proportioned accommodation and a double garage (plus parking for a further 4 vehicles). The property is tastefully presented and benefits from gas central heating and double glazing. The gardens have been recently landscaped with pleasing results. In addition to the 2 reception rooms, there is a large double aspect kitchen/breakfast/family room with a utility room off. There are the further advantages of a downstairs cloakroom and, in addition to the family bathroom, an ensuite shower room to the spacious master bedroom.

Directions

From our office in Witney, Market Square proceed along corn Street. At the roundabout take the third exit onto Tower Hill. Proceed up the hill to the mini roundabout, turning right onto Burford Road and then left into Skylark Way. Turn left into Heron Drive and proceed to the end, where number 4 is found on the corner.

Distances

Witney, Market Square c. 1.2 miles / Oxford c. 13.1 miles / Long Hanborough Train Station c. 6.4 miles / Burford c. 6.9 miles

27A22





GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

Study

Kitchen/Breakfast/Family Room

Utility Room

Double Glazing

Gas Central Heating

OUTSIDE

Double Garage

Driveway Parking For c.4 Vehicles

Attractive, Landscaped Gardens

FIRST FLOOR

4 Bedrooms

Ensuite Shower Room

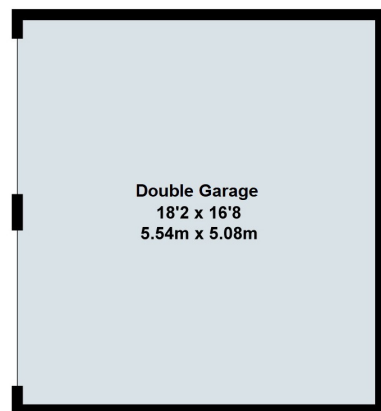
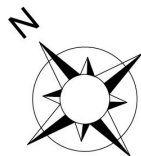
Family Bathroom

Easy Access To The Town Centre Amenities &

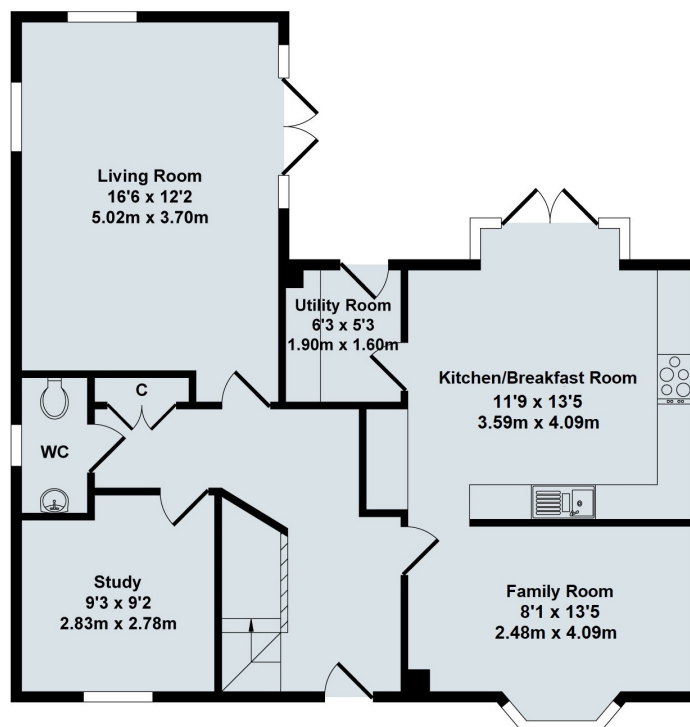
Schools

Price £650,000 Freehold
WODC Band F - £2994.05 for 2021/22
EPC Rating: 85/B





Garage



Ground Floor



First Floor

4 Heron Drive, Witney, OX28 6NP

Total Approx. Floor Area 1868 Sq.Ft. (173.50 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tel: 01993 772000 Email: witney@thomasmerrifield.co.uk

Importance Notice

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.