



## 6 Kestrel Crescent, Witney OX28 6NX

A very attractive 3 bedroom house, situated on the popular Kingfisher Meadows development just off Burford Road, within easy walking distance of the town centre. The property was built by David Wilson Homes in 2019 and situated in a quiet position, with a private south facing garden and a long driveway offering ample parking for 2/3 vehicles. Accommodation includes an entrance hall, cloakroom, living room and a kitchen/dining room, together with 3 bedrooms, an ensuite and family bathroom, plus double glazing and gas central heating.

**THOMAS  
MERRIFIELD**

SALES LETTINGS

e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

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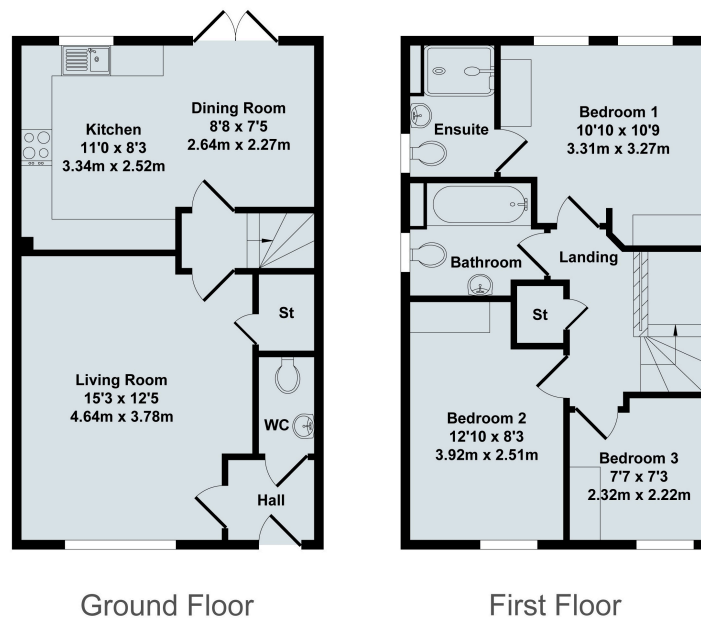


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- Entrance Hall
- Cloakroom
- Living Room
- Kitchen/Dining Room
- 3 Bedrooms
- Ensuite & Family Bathroom
- Double Glazing
- Gas Central Heating
- South Facing Garden
- Driveway Parking For 2/3 Vehicles

### Directions

From our office in Market Square proceed along Corn Street. At the roundabout take the third exit onto Tower Hill. Continue up the hill to the roundabout, turning right onto Burford Road. Take the first turning on the left into Skylark Way and right into Heron Drive. Turn right again into Kestrel Crescent and continue along. The property is found on the right hand side. 09A23



## 6 Kestrel Crescent, Witney

Total Approx. Floor Area 832 Sq.Ft. (77.30 Sq.M.)

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

### Local Authority:

WODC Band C / EPC Rating: 84/B

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Freehold

Tel: 01993 772000

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