



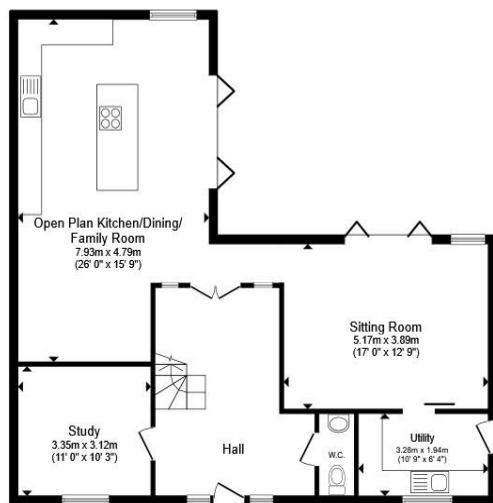
Land Next To Well Lane, Curbridge, Witney, OX29 7PA

welcome to

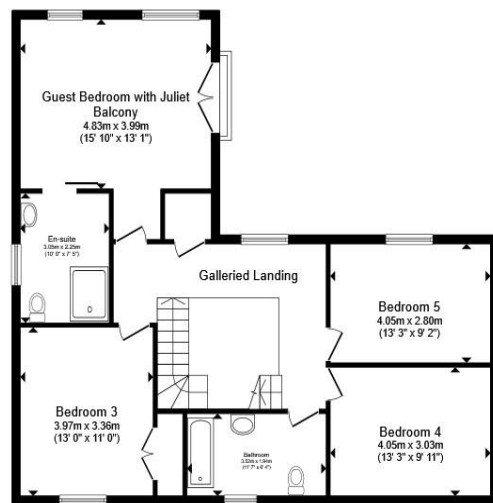
Land Next To Well Lane, Curbridge Witney

A magnificent, brand new three-storey detached home in the sought-after village of Curbridge, just moments from Witney and on the gateway to the Cotswolds. This outstanding five-bedroom property offers the very best in contemporary family living, exuding superior quality throughout. Step inside to discover light-filled, open-plan living. The ground floor features a show-stopping kitchen/diner equipped with a premium Magnet kitchen, bifold doors open seamlessly onto a sunlit deck, blurring the line between indoor and outdoor entertaining. There's a dedicated office, separate utility room with additional Magnet cabinetry. Relax in the welcoming sitting room, also with bifold doors out to the revamped garden, while a stylish hallway and convenient WC complete the ground floor. Up to the first floor are four generously sized bedrooms including a lovely guest suite with en-suite bathroom and a juliet balcony-plus a luxe family bathroom serving the remaining bedrooms. The top floor houses the exclusive master suite, encompassing the entire footprint of the home, complete with its own en-suite and a separate dressing room. This home boasts future-proofed living comforts such as feature lighting throughout, efficient underfloor heating on all floors, and eco-friendly heat pump technology.

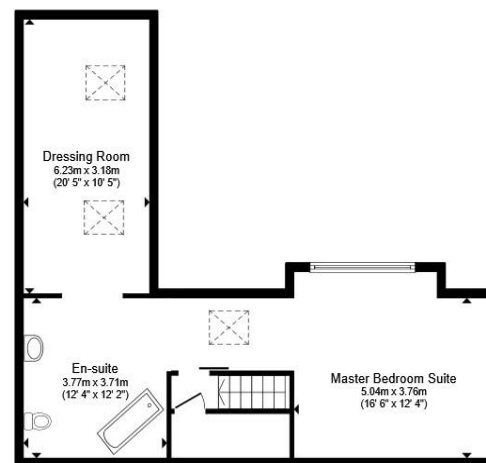




Ground Floor



First Floor



Second Floor

Total floor area 259.8 m² (2,797 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



Entrance Hall

Study

11' x 10' 3" (3.35m x 3.12m)

Cloakroom

Kitchen/Dining/Family Room

26' x 15' 9" (7.92m x 4.80m)

Sitting Room

17' x 12' 9" (5.18m x 3.89m)

Utility Room

10' 9" x 6' 4" (3.28m x 1.93m)

Galleried Landing

Guest Bedroom With Balcony

En-Suite Shower Room

Bedroom 3

13' x 11' (3.96m x 3.35m)

Bedroom 4

13' 3" x 9' 11" (4.04m x 3.02m)

Bedroom 5

13' 3" x 9' 2" (4.04m x 2.79m)

Second Floor Landing

Master Bedroom Suite

16' 6" part restricted x 12' 4" (5.03m part restricted x 3.76m)

welcome to

Land Next To Well Lane, Curbridge Witney

- Brand New Three-Storey Detached Home
- Sought-After Village of Curbridge
- The Gateway to The Cotswolds
- Five Bedrooms and Three Bathrooms
- Premium Magnet Kitchen
- Turnkey Ready

Wide block-paved driveway provides ample parking, and front and back gardens have been freshly landscaped with feature borders, new turf, elegant fencing, and tasteful external lighting. The porch offers modern aesthetics and disabled access. This exceptional new home is ready for its first owners, blending village tranquillity with town convenience in one of West Oxfordshire's most desirable residential pockets. Discover all this property has to offer-book your viewing today.

Tenure: Freehold EPC Rating: Exempt

£1,300,000



view this property online allenandharris.co.uk/Property/WIT106480



Property Ref:
WIT106480 - 0003

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Please note the marker reflects the
postcode not the actual property