



# 3 OLLEY CRESCENT

WITNEY OX29 7DD



# 3 Olley Crescent

Witney OX29 7DD

**GUIDE PRICE £475,000**



Located within a short drive of the wide array of amenities in the town, this attractive, detached home was built in 2021. Step inside to begin the tour of stylish, and generous accommodation set across two floors. The welcoming hallway opens to a light-filled sitting room with bay window is a lovely room for relaxing and socialising with friends and flows through the dining room with its view across the garden. An abundance of natural light fills the superb open plan kitchen/breakfast which is fitted with an extensive range of modern units, integrated appliances and space for white goods. The cloakroom and utility room complete this fantastic ground floor picture.

Externally, the generous rear garden is fully enclosed and benefits from a high degree of privacy. The patio area is ideal for alfresco dining/entertaining with the remainder laid to lawn. There is driveway parking and a garage.

## AGENTS COMMENT

*This outstanding property offers spacious, high quality living and enjoys a great position on the edge of town with schools and public transport links nearby.*



4



1



2



**Enclosed**





Every office has access to every buyer registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

## Witney Sales

10 Market Square  
Witney Oxfordshire  
OX28 6BB

t: 01993 776 775  
e: witney@breckon.co.uk

**Summertown**  
t: 01865 310 300 (sales)  
t: 01865 20 1111 (letting)  
e: summertown@breckon.co.uk

**Oxford City Centre**  
t: 01865 244 735 (sales)  
t: 01865 20 1111 (letting)  
e: post@breckon.co.uk

**Headington**  
t: 01865 750 200 (sales)  
t: 01865 763 999 (letting)  
e: headington@breckon.co.uk

**Abingdon-on-Thames**  
t: 01235 550 550 (sales)  
t: 01235 554 040 (letting)  
e: abingdon@breckon.co.uk

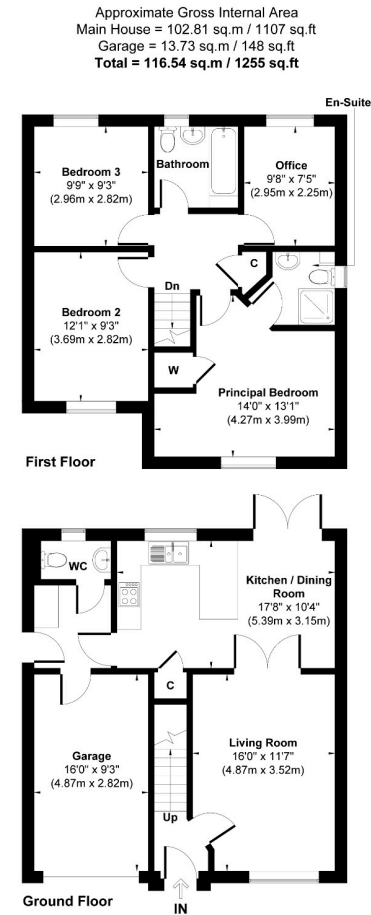


Illustration for identification purpose only, measurements approximate and not to scale.

**Woodstock**  
t: 01993 811 881 (sales)  
t: 01993 810 100 (letting)  
e: woodstock@breckon.co.uk

**Bicester**  
t: 01869 242 423 (sales & letting)  
e: bicester@breckon.co.uk

**New Homes**  
t: 01865 261 222  
e: newhomes@breckon.co.uk

**Land Team**  
t: 01865 558 999  
e: land@breckon.co.uk

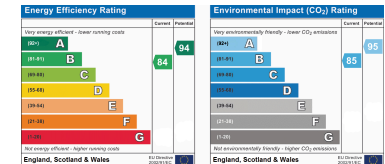
**Letting and Property Management**  
t: 01865 20 1111  
e: lettings@breckon.co.uk

**Creative Department**  
t: 01865 310 300  
e: creative@breckon.co.uk

**Bespoke by Breckon**  
t: 01865 765 555  
e: bespoke@breckon.co.uk



For an **up-to-date** valuation, please call me, I'd love to **help** you move.



**Council Tax**  
Band E £3,242.29

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor with property, heating systems to ensure the accuracy of the floor plans contained here. Measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.