

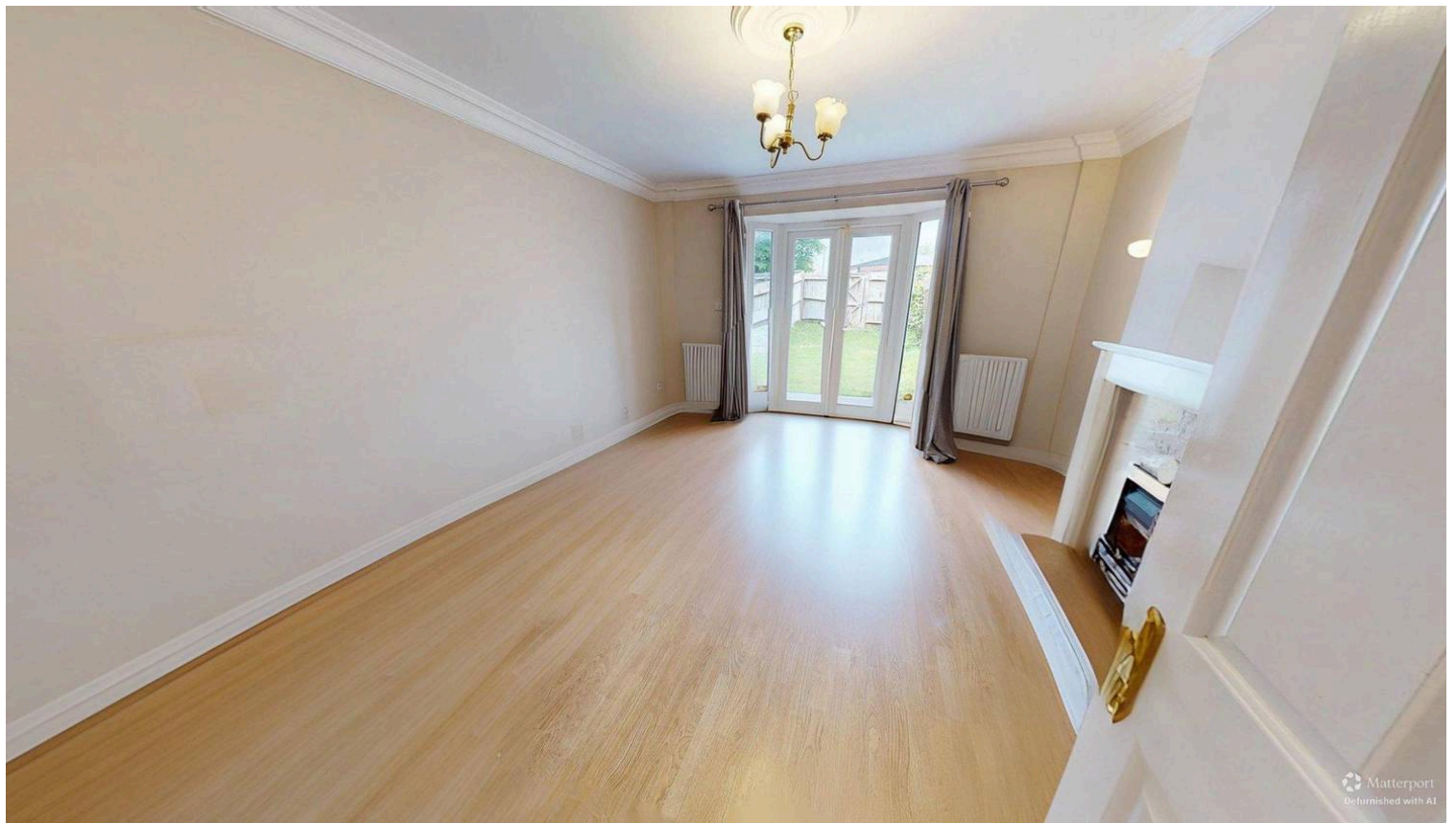


## Swan Court, Witney

Attractive 3 Bed Townhouse conveniently located for Town Centre



- Chain free • Townhouse • Freehold • 3 Double bedrooms • Convenient location for Witney Town Centre • Private Garden • Residents Parking • Large Master Bedroom to top floor with scope for En Suite conversion • Downstairs WC



Matterport  
Defurnished with AI

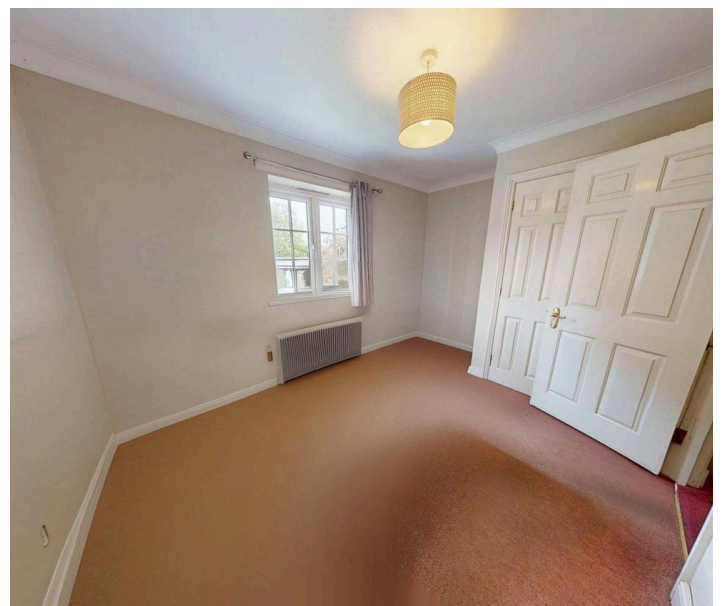
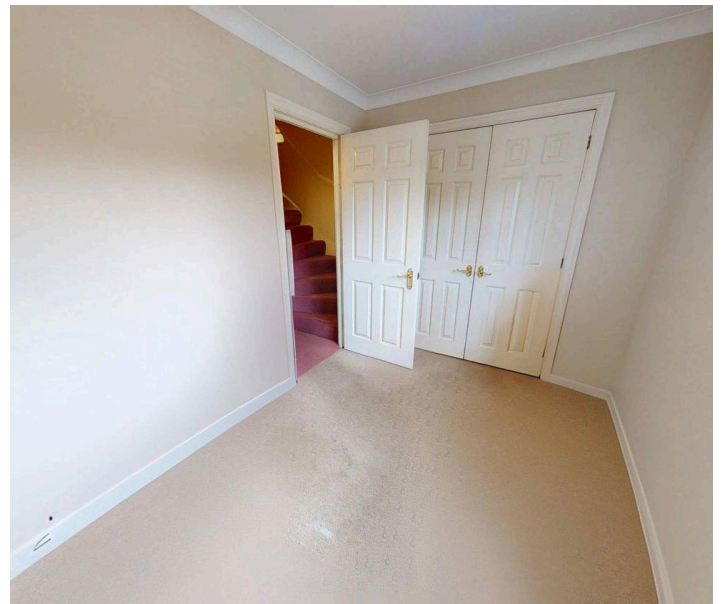
## 10 Swan Court, Witney, OX28 6EA

Offered chain free with freehold tenure, this attractive three bedroom mid-terrace townhouse provides well-proportioned accommodation within easy reach of the town centre.

**GROUND FLOOR:** The accommodation comprises an entrance hall leading to a bright living room with laminate flooring and neutral décor, offering a comfortable reception space for everyday living. The kitchen is fitted with an integrated oven and gas hob, along with a fridge freezer and freestanding washing machine, plus cabinetry and worktop space providing a practical area for cooking and dining. A cloakroom complements the ground floor layout.

**FIRST FLOOR:** There are two double bedrooms, both benefiting from built-in storage and carpeting, suitable for a range of uses including family living, guests, or a home office. The family bathroom features a matching white suite with panelled bath, wash basin, WC and shower cubicle.

**TOP FLOOR:** The top floor provides a useful store cupboard on the landing. The principal bedroom features useful eaves storage and a built-in cupboard. Subject to the usual consents, there is potential to create an en suite shower room at this level.





Further benefits include gas central heating and double glazing throughout, supporting energy efficiency.

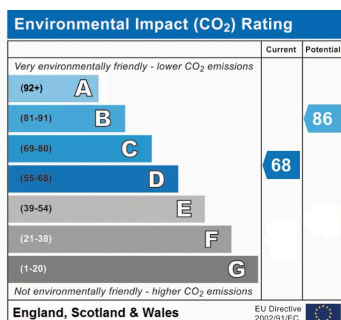
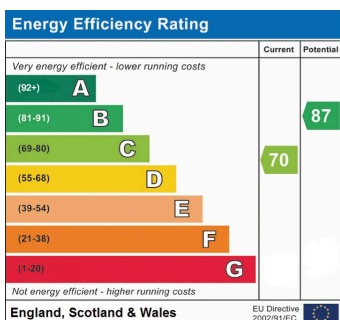
Outside, the front of the property is open plan with residents' parking spaces. The rear garden is set out with a patio, timber shed and lawn, fully enclosed by panelled fencing.

This townhouse offers spacious and versatile accommodation in a convenient location, making it a strong option for a range of buyers, including professionals, families, or investors seeking a well-located home with good proportions.

### Location overview:

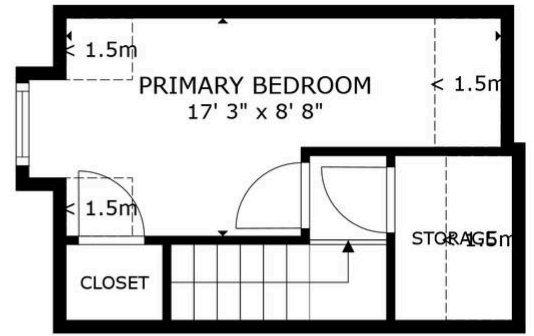
Swan Court is conveniently located just a short walk from Witney town centre, placing a wide range of everyday amenities within easy reach. The town centre offers a variety of independent shops, cafés, restaurants, pubs, and leisure facilities, along with major supermarkets including Waitrose in the Woolgate Shopping Centre, all within approximately 5–10 minutes' walk, depending on route.

The property is also well placed for transport links, with regular bus services nearby. For commuters, the A40 is easily accessible, offering a direct route to Oxford and onward access to the M40 motorway network, making it an ideal base for those needing convenient road links while still enjoying town centre living.

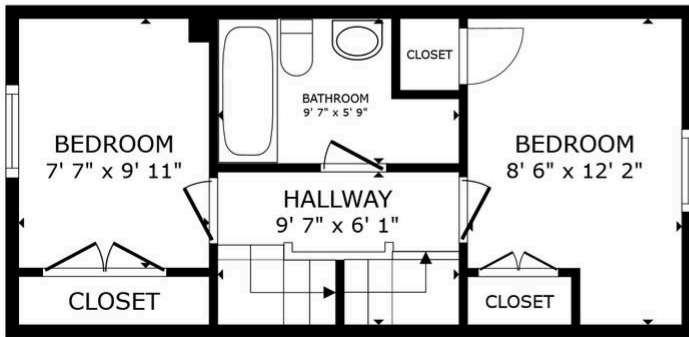




FLOOR 1



FLOOR 2



FLOOR 2

**OXHOME**

GROSS INTERNAL AREA  
 FLOOR 1 329 sq.ft. FLOOR 2 320 sq.ft. FLOOR 2 172 sq.ft.  
 EXCLUDED AREAS : REDUCED HEADROOM 43 sq.ft.  
 TOTAL : 821 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Please note: some of the images shown have been digitally enhanced using AI technology to present the property in a clean, clutter-free condition and to help illustrate the space more clearly. These enhancements are for illustrative purposes only and are intended to assist prospective buyers in visualising the property's potential. The actual appearance and condition of the property may differ, and viewers are encouraged to arrange an in-person viewing for an accurate representation. These particulars are provided for guidance only and do not constitute any part of an offer or contract. All measurements, descriptions and details are given in good faith but should not be relied upon as statements of fact. Prospective purchasers or tenants should satisfy themselves as to the accuracy of the information provided.