



Woodford Mill, Witney

# 22 Woodford Mill

Witney OX28 6DE

## £375,000

Guide Price



### Agent's Comment

*"Town Centre living at its very best on this private development with meadow and river view"*

Overlooking the River Windrush, the exclusive Woodford Mill is a gated development within a few minutes of both the town and countryside walks. This stunning Grade II listed apartment retains a wealth of character features from the former Witney Mill conversion including high ceilings, exposed beams, and original windows. Offering 1,362 sq ft of stunning accommodation which begins with a spacious landing area which is for the sole use of No.22. The front door opens to a large hall which provides access to all rooms. The superb, dual aspect sitting/dining room is filled with natural light and this living space provides a dining area that could easily accommodate a table and six chairs. Two large windows allow light to fill the well-appointed contemporary kitchen with its wide range of units and integrated appliances. The fabulous master bedroom has a vaulted ceiling, Juliette balcony, walk-in wardrobe and modern ensuite shower room with the two further double bedrooms well served by the family bathroom.

Externally there are two allocated spaces and a green area of communal garden is a delightful spot to take in the river and meadow view. Additional guest parking is available.

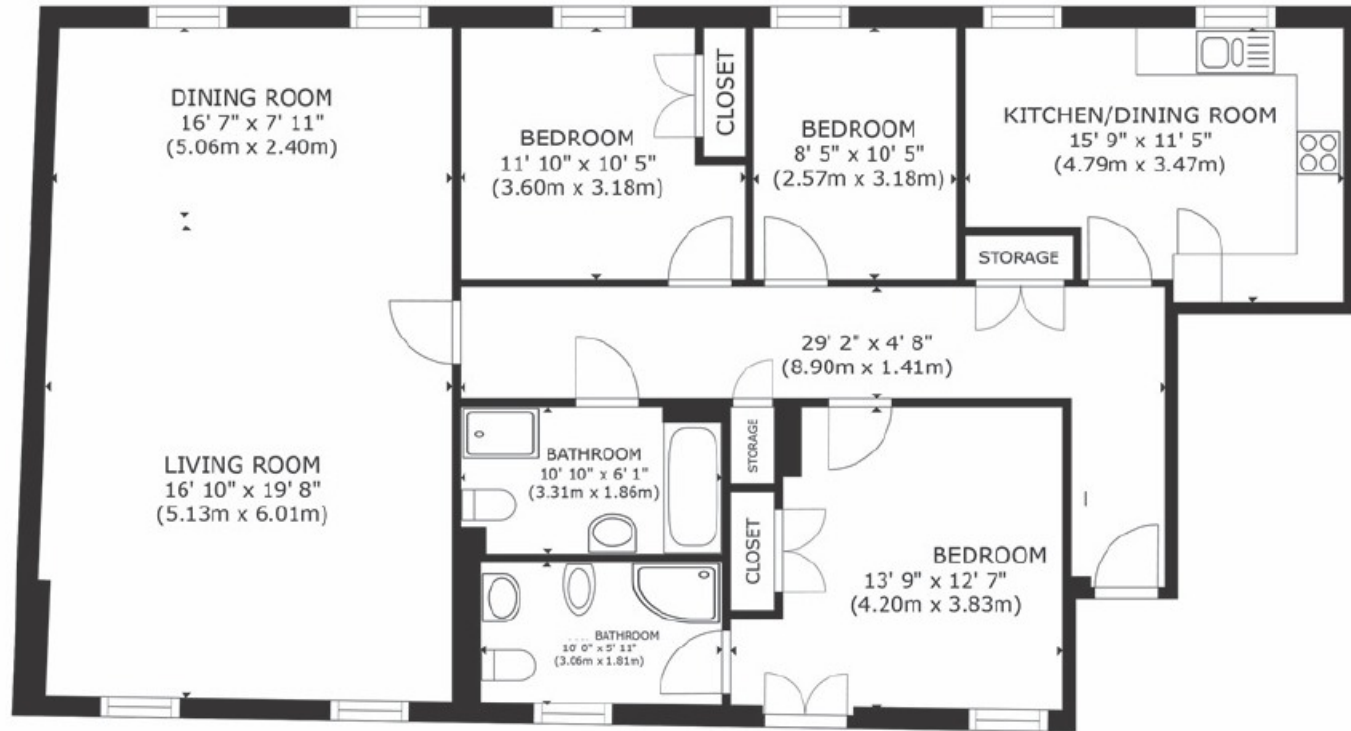




£2914.27 pa  
service charge  
101 years  
remaining



**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 obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made 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.



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 1,362 sq.ft. (126.6 sq.m.)  
TOTAL : 1,362 sq.ft. (126.6 sq.m.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

**Breckon & Breckon**

est. 1947

Witney

01993 776 775

10 Market Square

Witney, Oxfordshire

OX28 6BB

witney@breckon.co.uk

breckon.co.uk



**Oxford city centre**

Tel: 01865 244735 (sales)  
Tel: 01865 201111 (letting)

**Summertown**

Tel: 01865 310300 (sales)  
Tel: 01865 558999 (apartments)

**Headington**

Tel: 01865 750200 (sales)  
Tel: 01865 763999 (letting)

**Abingdon**

Tel: 01235 550 550 (sales)  
Tel: 01235 554 040 (letting)

**Woodstock**

Tel: 01993 811881 (sales)  
Tel: 01993 810100 (letting)

**Witney**

Tel: 01993 776775 (sales)  
Tel: 01865 201111 (letting)



**Council Tax Band:**

Band D £2,276.52

**Local Authority:**

West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
41-45	A		
31-40	B		
21-30	C		
11-20	D		
6-10	E		
1-5	F		
0	G	15	47

See energy efficient - higher energy code  
England, Scotland & Wales