



## 49 St. Mary's Mead, Witney OX28 4EZ

Draft details - may be subject to alterations.

A very appealing 2 bedroom retirement home, with a good size west facing rear garden; which is paved and enclosed. Accommodation includes an entrance hall, cloakroom, a good size living room with a wood burner and a kitchen/dining room, plus a conservatory, 2 double bedrooms, a shower room, double glazing and gas central heating. There is a garage, and parking is available for visitors. Available for sale with no onward chain. St. Mary's Mead is a highly regarded retirement development for those aged 55 and over, situated a short distance from the town centre shops and amenities. The development has the use of the day room and swimming pool (when it re-opens).

**THOMAS  
MERRIFIELD**

SALES LETTINGS

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

t. 01993 772000

**Price £325,000**

[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)



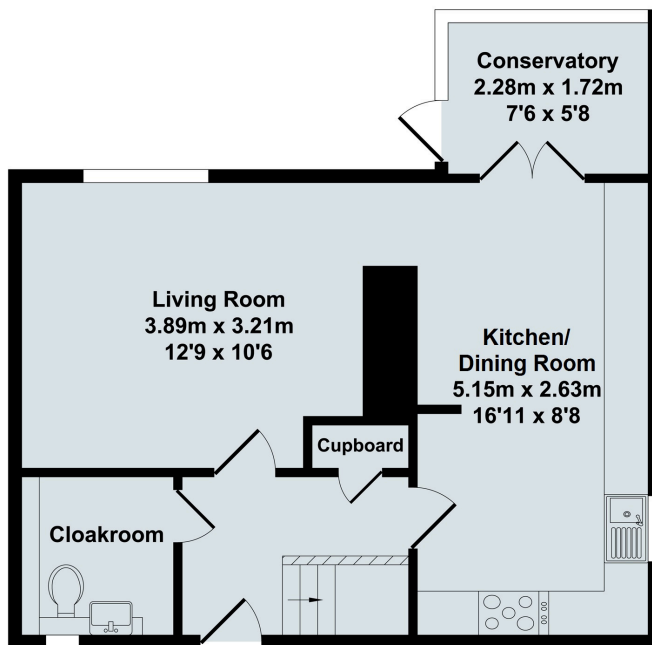


## 49 St. Mary's Mead, Witney, Oxfordshire OX28 4EZ

- Entrance Hall
- Cloakroom
- Living Room
- Kitchen/Dining Room
- Conservatory
- 2 Double Bedrooms & Shower Room
- Double Glazing & Gas Central Heating
- Private Garden & Garage
- St. Mary's Mead Facilities
- No Onward Chain

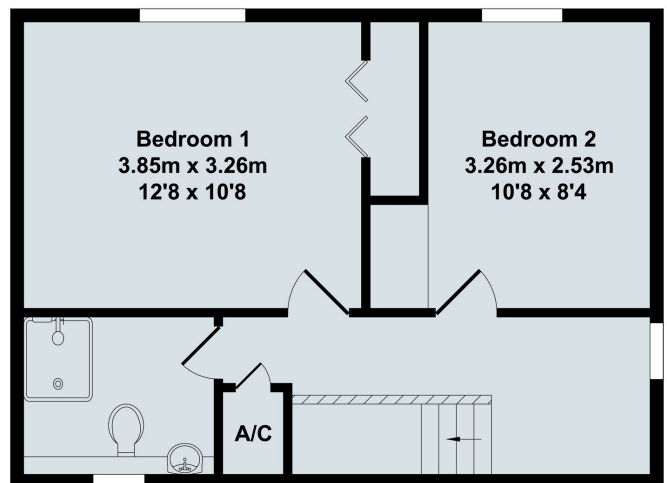
### Directions

Leave our office in Market Square and proceed along Langdale Gate. At the roundabout turn right onto Witan Way and take the first turning on the right into St. Mary's Mead. Continue into the development and proceed to the far right hand corner. The property is then found on the right hand side. 09A26



Ground Floor  
Approx. Floor  
Area 40.92 Sq.M.  
(440 Sq.Ft.)

Total Approx. Floor Area 77.69 Sq.M. (836 Sq.Ft.)



First Floor  
Approx. Floor  
Area 36.77 Sq.M.  
(396 Sq.Ft.)

### Local Authority:

Council Band D. EPC Rating: 70/C.

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Leasehold - 125 years from 1988. Ground Rent- £601.74 per annum.  
Service Charge £3179.98 per annum - these are 2024 figures, 2026 tbc

Tel: 01993 772000

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

### Important Notice

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3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
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