



## 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 reopens).

**THOMAS  
MERRIFIELD**  
SALES LETTINGS  
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t. 01993 772000

Price £325,000

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

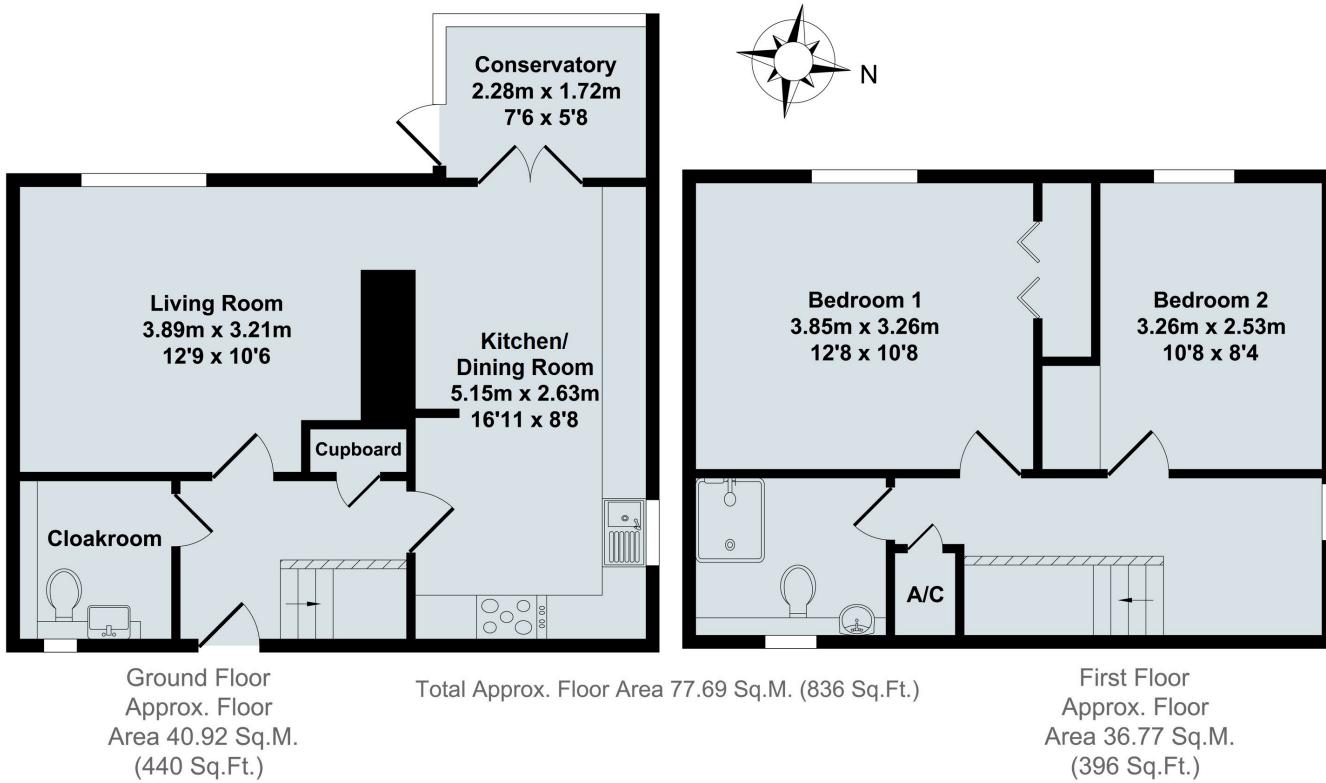


## 49 St. Mary's Mead, Witney, Oxfordshire OX28 4EZ

- 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. 20A26



### 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- £1203.48 Tel: 01993 772000  
p.a. Service Charge £3233.68 p.a.(2025 figures)

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

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