



22 Woodford Way  
Witney, Oxfordshire OX28 6DE



## 22 Woodford Mill, Witney, Oxfordshire OX28 6DE

A very substantial 3 bedroom third floor apartment, forming part of a Grade II listed building and situated on this prestigious riverside gated development mainly made up of converted period buildings from the former Early Blanket Factory that operated for many years on the site. The apartment is well placed for access to the centre of this thriving market town, overlooking the old mill 'race' and enjoying far reaching, elevated views to the rear. The accommodation is very spacious and enjoys high vaulted ceilings, the reception room being particularly large and impressive. The master bedroom has an ensuite shower room and there is also a family bathroom. There are pretty areas of communal garden overlooking the river and the further advantage of two allocated parking spaces which are close to the apartment.

Leasehold- 125 years from 2001. Current service charge- £5,400 per annum. Current ground rent- £200 per annum.

All mains services, with the exception of gas. Superfast broadband available. Mobile & data: O2- 'Likely' (data- 'limited').

Distances - Witney, Market c. 0.7 miles / Hanborough Train Station c. 5.9 miles / Oxford c. 12.7 miles / Burford c. 7.2 miles

Draft details - may be subject alterations. 07F25







#### ACCOMMODATION

Hallway  
Large Living/Dining Room  
Kitchen/Breakfast Room  
3 Bedrooms  
Ensuite Shower Room  
Bathroom

Electric Heating

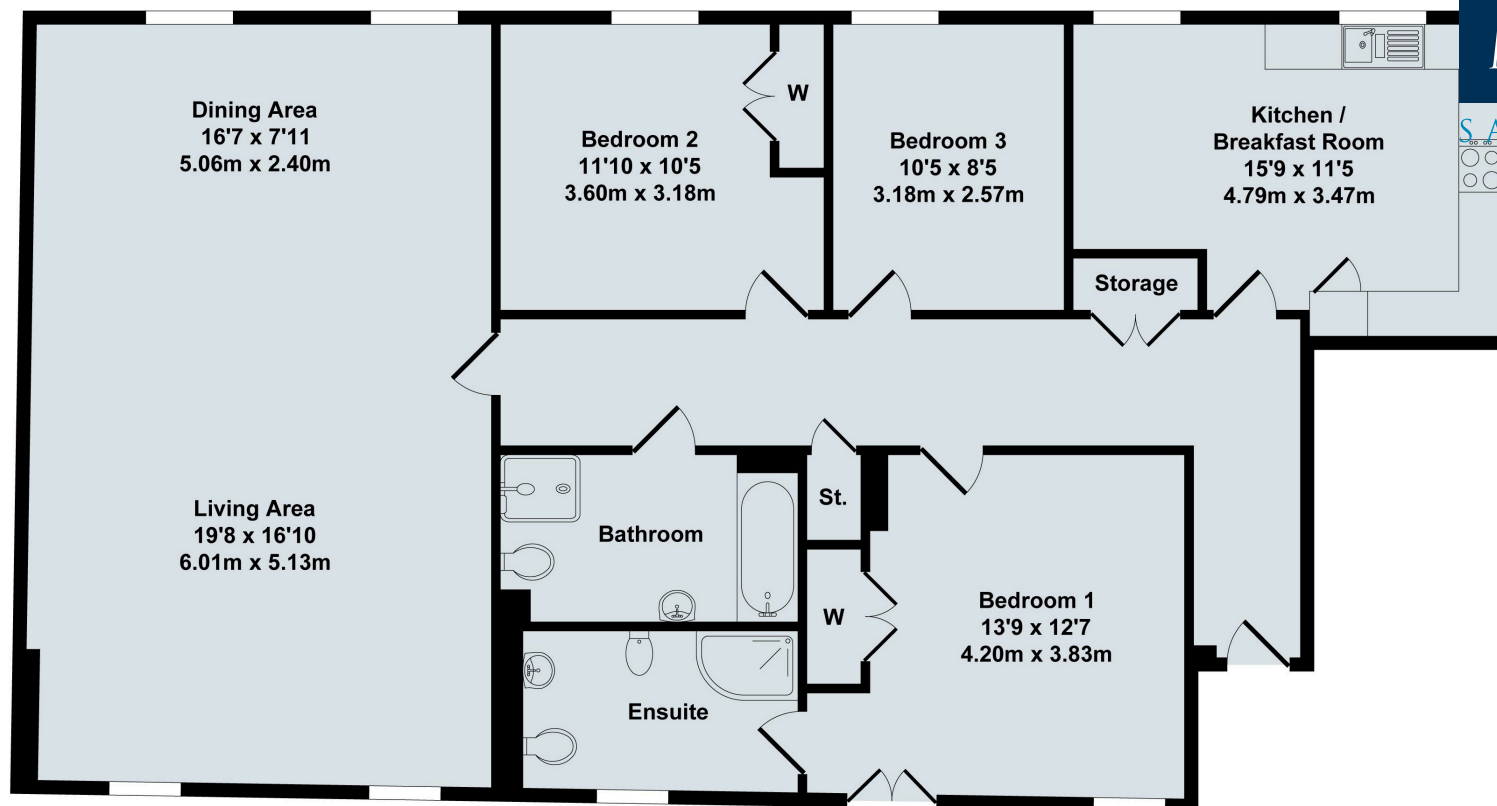
#### OUTSIDE

2 Allocated Parking Spaces  
Communal Gardens  
Gated Entrance To Development  
  
Far Reaching Views

**Price £350,000 Freehold**  
**Council Band D / EPC Rating: 15/G**







## 22 Woodford Mill Witney

Total Approx. Floor Area 1362 Sq.Ft. (126.60 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

### Contact:

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