



22 Woodford Mill
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 to alterations. 22A26





ACCOMMODATION

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

Electric Heating

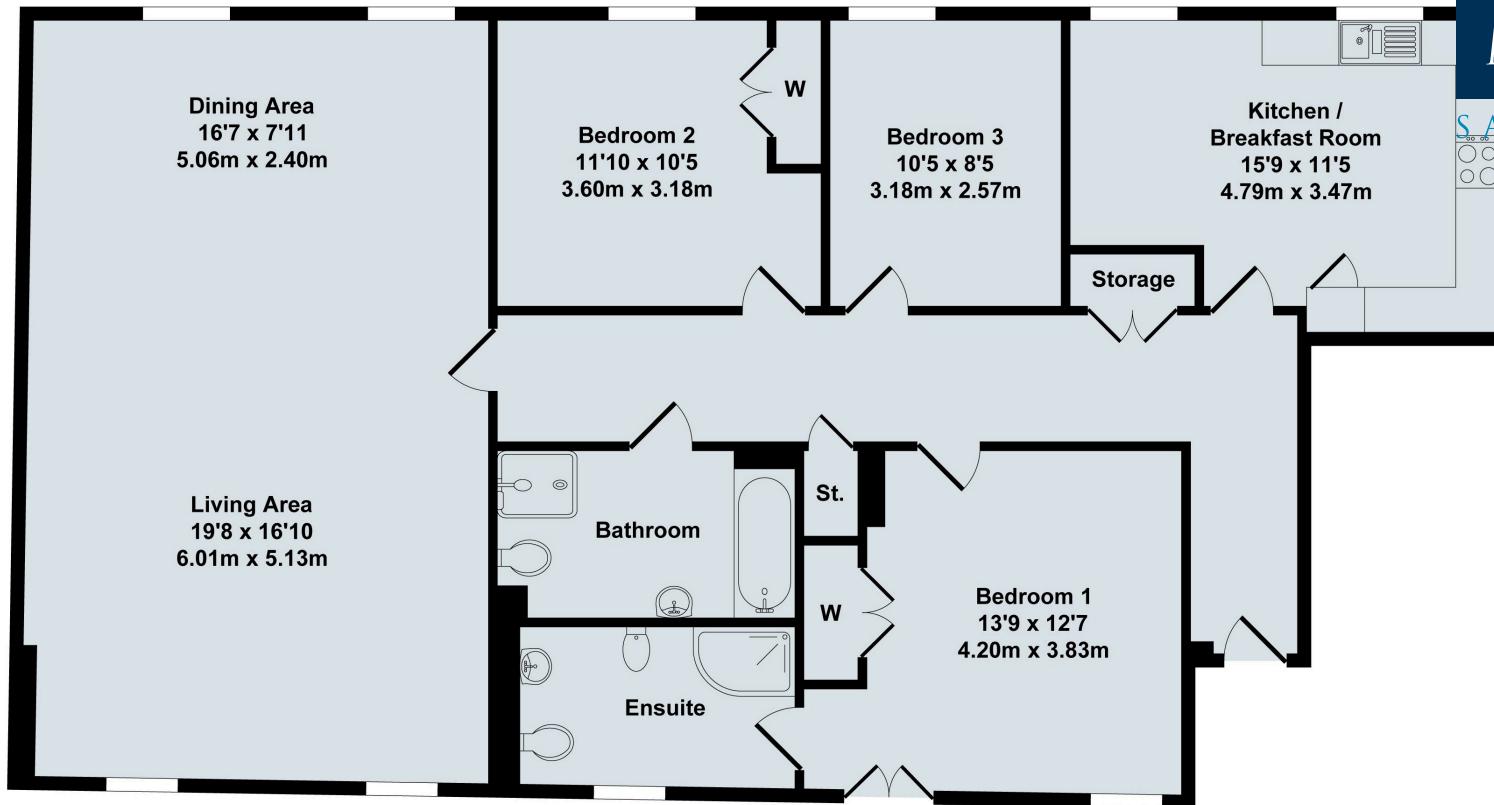
OUTSIDE

2 Allocated Parking Spaces
Communal Gardens
Gated Entrance To Development

Far Reaching Views



**Price £325,000 Leasehold
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:

52 Market Square, Witney, Oxfordshire, OX28 6AF
Tel: 01993 772000 Email: witney@thomasmerrifield.co.uk

Importance Notice

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.