



**LEECHADWICK**

SOLICITORS LLP  
& ESTATE AGENTS



**St Mary's Mead**

**Witney**

**Price £375,000**

Telephone 01993 703272 Email [kr@lee-chadwick.co.uk](mailto:kr@lee-chadwick.co.uk)

[www.lee-chadwick.co.uk](http://www.lee-chadwick.co.uk)

**Local Authority: West Oxfordshire District Council**

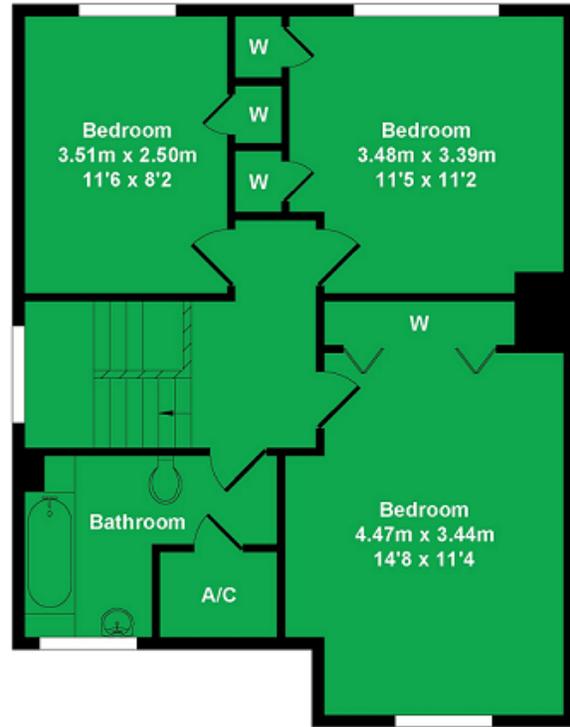
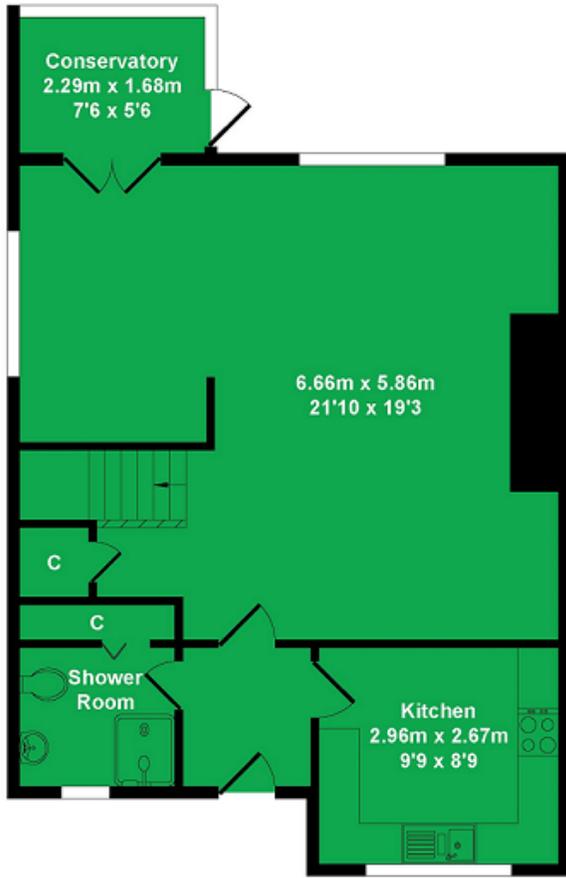
**Council Tax Band: E for 2023/2024**

**Tenure: Leasehold**

**A spacious three bedroom end terrace retirement house on this sought after development. It benefits from a conservatory, gas fired central heating and double glazing throughout. The property is in good condition, just a short walk from local shops and amenities and is offered for sale with NO ONWARD CHAIN.**

The property comprises:

- Entrance Hall
- Large sitting room with Fireplace and Dining Area
- Fitted Kitchen and Integrated Appliances
- Downstairs shower room
- Conservatory
- Master Bedroom with built in Wardrobes
- Two further bedrooms with built in Wardrobes
- Upstairs bathroom
- Double Glazing throughout
- Gas central heating
- Separate Garage in block with power



Ground Floor  
Approx. Floor  
Area 58.10 Sq.M.  
(625 Sq.Ft.)



First Floor  
Approx. Floor  
Area 53.90 Sq.M.  
(580 Sq.Ft.)

Total Approx. Floor Area 1205 Sq.Ft. (112.0 Sq.M.)









A Spacious Retirement Property on the popular St Mary's Mead development with easy access to Witney Town Centre and within walking distance of local shops and amenities. The property and garden have been well maintained and the grounds of the development are kept in excellent order by the management company.

The Property has to be occupied by the over 55's and a service charge in the sum of £1,447 (approx.) is payable every six months and for the maintenance of the grounds and ground rent at a sum of £328 is payable (approx.) every six months.

---

Disclaimer: Lee Chadwick endeavours to ensure that the floorplans, measurements and descriptions are accurate but cannot accept any responsibility for any errors, misstatements or omissions. In any event all measurements are approximate and these particulars are intended for guidance purposes only. Wide angled lenses may have been used for the photography. Lee Chadwick has not tested any appliances and purchasers should not assume that any reference to them means that they are included in the sale. It should not be assumed that any necessary planning or building regulation or listed building consents have been obtained. Any warranty or representation in relation to the property may not be relied upon. These particulars may not be included or relied upon in any offer nor may they form part of any contract. Purchasers must rely on their own inspection, legal enquiry and survey in all respects.

---

**REF:** KR.HAY005.0004