

21 WOODFORD MILL

WITNEY OX28 6DE

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Overlooking the River Windrush, the exclusive Woodford Mill is a gated development within a few minutes of both the town and countryside walks. This stunning Grade II Listed, second floor apartment retains a wealth of character features from the former Witney Mill conversion including high ceilings, exposed beams, cast iron columns, and original windows. Offering 1,306 sq ft of stunning accommodation which includes a large hall, dual aspect living/dining room filled with natural light, and well-appointed contemporary kitchen with its wide range of units and integrated appliances. The fabulous principal bedroom has two Juliette balconies with a delightful open, green outlook.

Externally there are two allocated spaces with additional parking for guests and a green area of communal garden is a delightful spot to take in the river and meadow view. Overall, a splendid period conversion in a tucked away position.

GUIDE PRICE

£350,000

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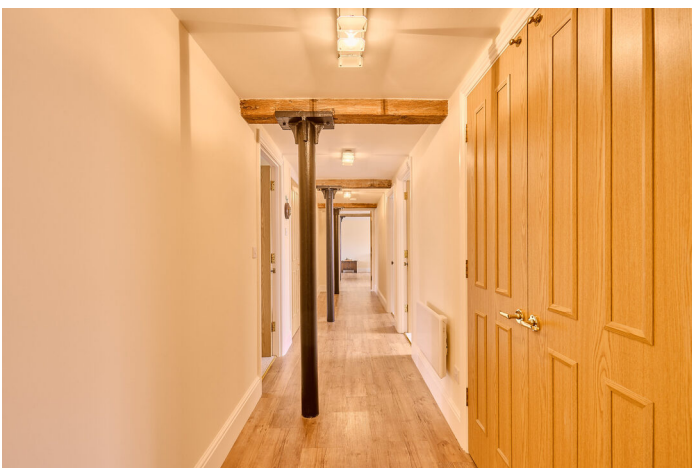
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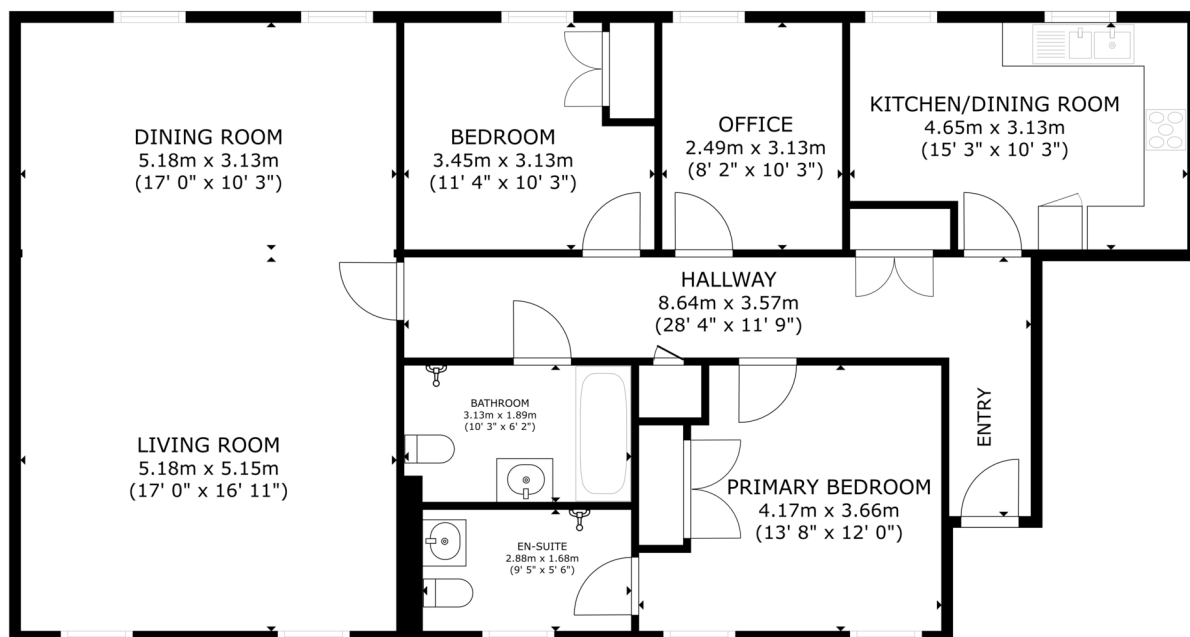
 **2**



Communal







GROSS INTERNAL AREA
 FLOOR PLAN 121.4 m² (1,306 sq.ft.)
 TOTAL : 121.4 m² (1,306 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
 Band D - £2,527.43

Parking:
 2 allocated spaces

Local Authority:
 West Oxfordshire District Council



“ LOCATION COMMENT

Witney is a delightful market town on the edge of the Cotswolds and historically connected with the wool trade and blanket making. It has an excellent range of shopping and leisure amenities including most of the high street retail brands, as well as a multi-screen cinema, a fine choice of pub/restaurants, and open green spaces and riverside walks to the Witney Lake & Country Park. The A40 provides a road link to Oxford and a regular bus service runs to both Oxford and also Long Hanborough/Woodstock and the Oxford Parkway rail station. There is also a main line station with a fast London service in nearby Long Hanborough about five miles away.



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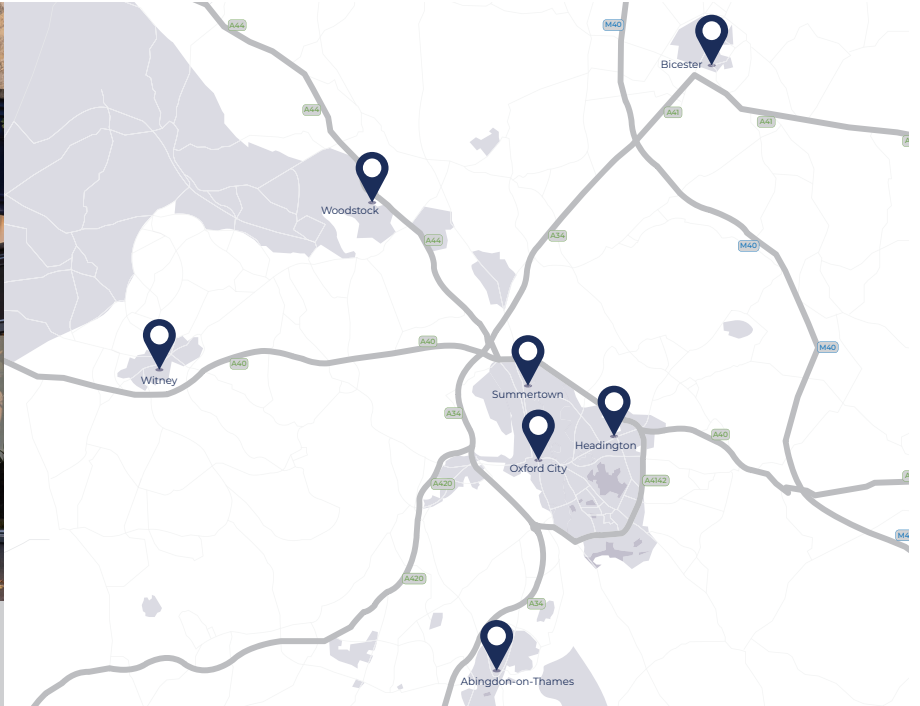
Witney Sales

10 Market Square
Witney
Oxfordshire
OX28 6BB

t: 01993 776 775
e: witney@breckon.co.uk



FROM LEFT: Alexander Chappell,
Sarah Thomas, Julia Briggs
Rosie McDermott, John Bouwer



Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre

t: 01865 244 735 (sales)
t: 01865 20 1111 (letting)
e: post@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 24 24 23 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



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