

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 begins with a spacious landing area which is for the sole use of No.21. The front door opens to a large hall which provides access to all rooms. The superb, dual aspect living/dining room is filled with natural light and this living space provides a dining area that could easily accommodate a table and six chairs. Natural light fills the well-appointed contemporary kitchen with its wide range of units and integrated appliances. There is ample space for breakfast dining. The principal bedroom has two Juliette balconies with a delightful open, green outlook and modern ensuite.



3



1



2



Communal

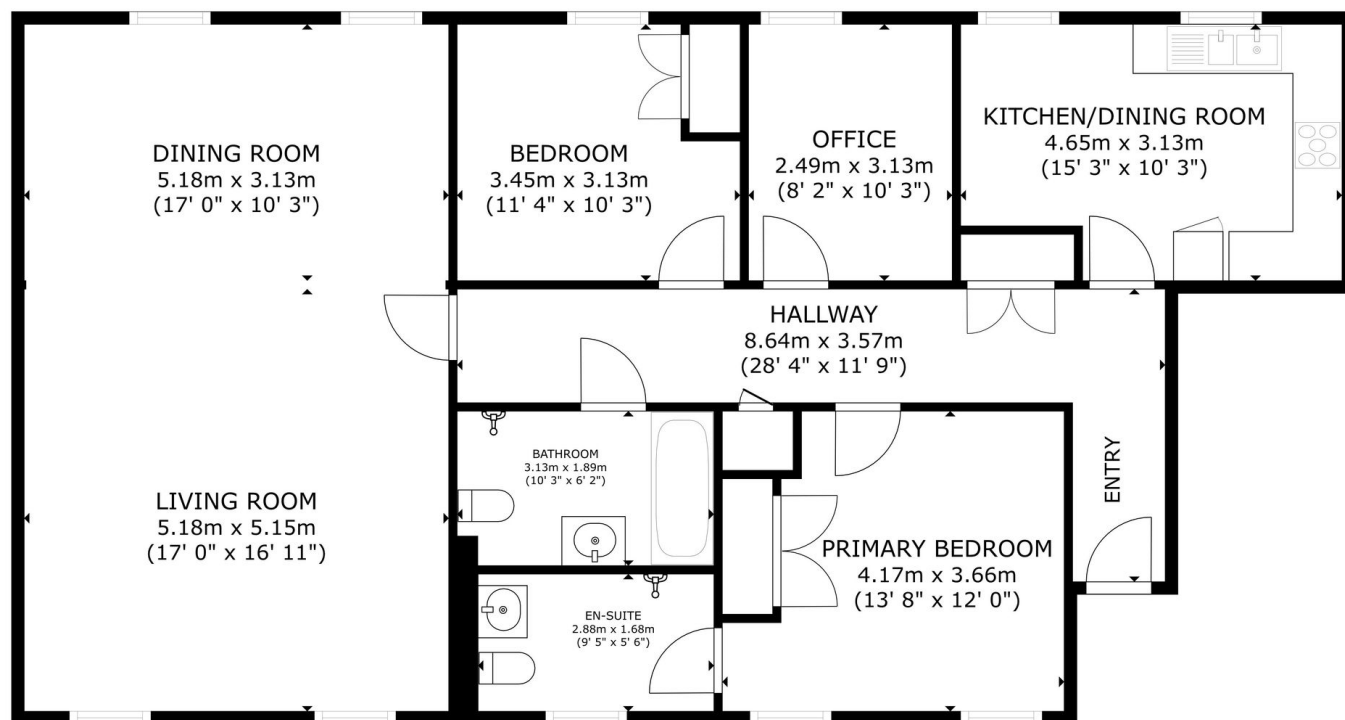
GUIDE PRICE

£280,000 Leasehold 99 years

£5,505 pa plus £200 pa ground







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:

Private Parking & Visitor Space

Local Authority:

West Oxfordshire District Council



LOCATION

Enjoying a tucked away position out of reach of the traffic yet just a moment's walk from Witney town centre. 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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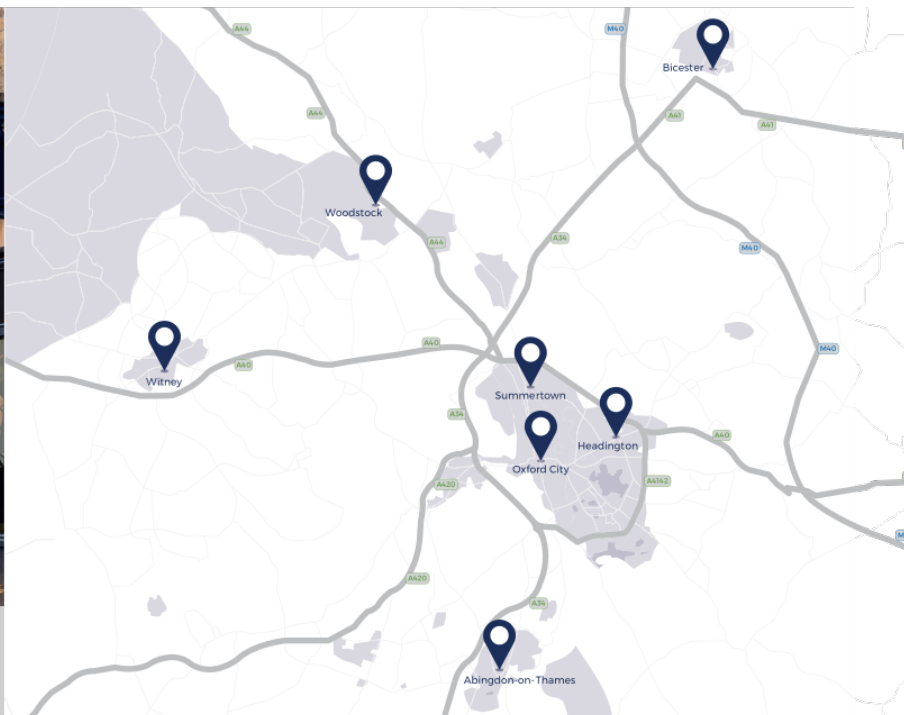
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