



**LEECHADWICK**

SOLICITORS LLP  
& ESTATE AGENTS



**St Mary's Mead**

**Witney**

**Price £310,000**

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

**Local Authority: West Oxfordshire District Council**

**Council Tax Band: E for 2025/2026**

**Tenure: Leasehold**

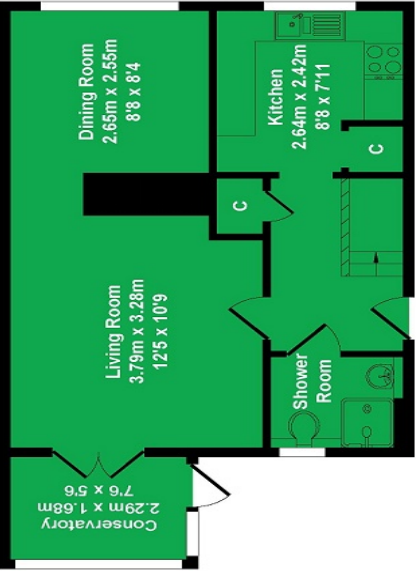
**A spacious two bedroom house on this sought after complex. The property benefits from a conservatory, gas fired central heating and double glazing throughout. The property is in excellent condition throughout and just a short walk from local shops and amenities.**

**The property comprises:**

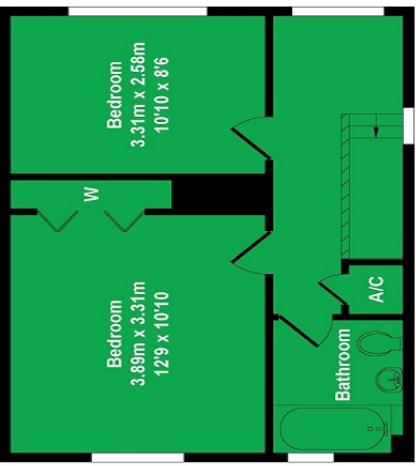
- Entrance Hall
- Sitting Room and Dining Area
- New Fitted Kitchen
- Downstairs shower room
- Conservatory
- Master Bedroom with built in Wardrobes
- One further bedroom
- Upstairs bathroom
- Double Glazing throughout
- Gas central heating
- Separate Garage in block



Garage  
Approx. Floor  
Area 12.60 Sq.M.  
(136 Sq.Ft.)



Ground Floor  
Approx. Floor  
Area 40.60 Sq.M.  
(437 Sq.Ft.)



First Floor  
Approx. Floor  
Area 36.40 Sq.M.  
(392 Sq.Ft.)

Total Approx. Floor Area 965 Sq.Ft. (89.60 Sq.M.)

























The Property is on the popular St Mary's Mead development with its own rear patio garden and within easy walking distance to Witney Town Centre where you will find a variety of local shops/supermarkets and amenities. 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 an annual service charge in the sum of £3,212.92 (approx.) and ground rent at an annual sum of £601.74 (approx.) is payable.

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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.

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**REF:** KR.BLA028.0012