



**LEECHADWICK**

SOLICITORS LLP  
& ESTATE AGENTS



**St Mary's Mead**

**Witney**

**Price £370,000**

Telephone 01993 703272 Email [Estate.Agents@lee-chadwick.co.uk](mailto:Estate.Agents@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 2025/2026 EPC Rating: D**

**Tenure: Leasehold**

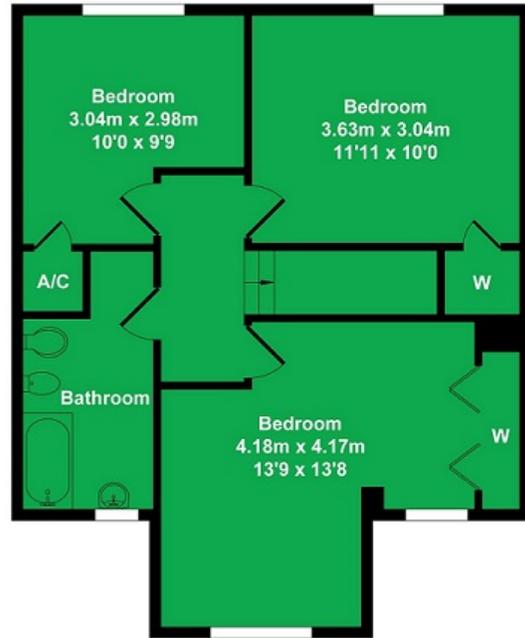
**A spacious three bedroom house on this sought after retirement complex. The property benefits from gas fired central heating, double glazing and conservatory. The property is in good condition and just a short walk from local shops and amenities.**

The property comprises:

- Entrance Hall
- Living Room
- Dining Room
- Fitted Kitchen
- Downstairs shower room
- Conservatory
- Master Bedroom with built in Wardrobes
- Two further bedrooms
- Upstairs bathroom
- Double Glazing throughout
- Gas central heating
- Separate Garage in block



Ground Floor  
 Approx. Floor  
 Area 58.20 Sq.M.  
 (626 Sq.Ft.)



First Floor  
 Approx. Floor  
 Area 47.80 Sq.M.  
 (515 Sq.Ft.)

Total Approx. Floor Area 1141 Sq.Ft. (106.0 Sq.M.)













The Property is on the popular St Mary's Mead development within the heart of Witney Town Centre where you can enjoy a quiet coffee in one of the centrally located coffee shops there is also a variety of local shops/supermarkets and amenities. The grounds of the development are kept in excellent order by the management company with communal seating areas and access to The Mill House which has a day room, library and swimming pool (currently under refurbishment). The Mill House holds various events and coffee mornings for the residents of St Marys Mead. There is the added advantage of a side gate to Farm Mill Lane giving easy access to the local supermarket.

There are good bus links to Oxford within walking distance of the development with a regular bus service which passes through Long Hanborough providing access to the mainline rail to London/Paddington and Oxford.

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 £656.44 (approx.) is payable.

---

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/OSM001.5