

# 17 ST MARYS MEAD

WITNEY OX28 4EZ

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Superbly positioned in the heart of this bustling town, an end-terrace house set within the desirable St Marys Mead retirement community. The complex enjoys pretty landscaped communal gardens with seating areas and access to The Mill House with resident's lounge, laundry, library, and pool (currently undergoing works). The apartment offers a fitted kitchen with a good range of units and integrated appliances, a ground floor shower room, two double bedrooms, and one single. The spacious sitting room is light and airy with a feature fireplace and opens to the dining area with ample room for table and chairs. The modern first floor bathroom and sunny conservatory complete this wonderful picture. A side gate and door from the conservatory open to the south-facing patio garden which is a fabulous attribute. The garage is nearby with additional parking. The development is for those over 55, it is beautifully maintained and additional benefits include a house manager during the day, emergency telephone system, and visitor parking.



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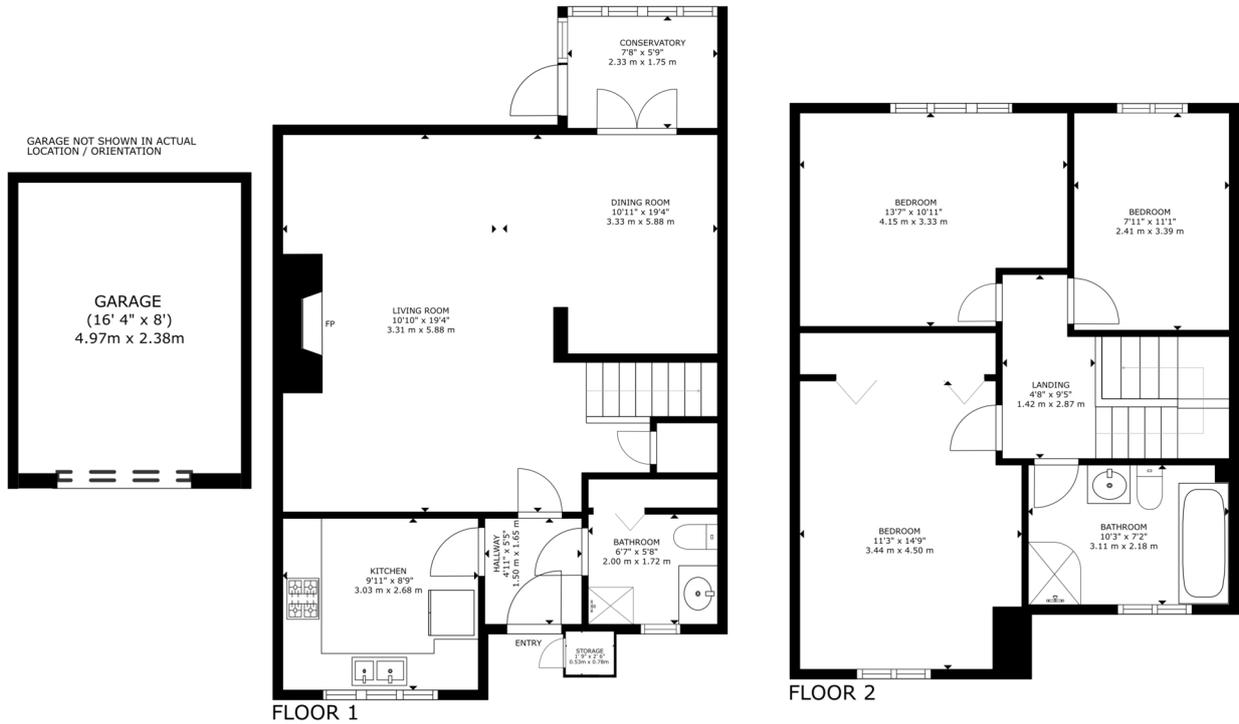
Private

## GUIDE PRICE

**£385,000**







GROSS INTERNAL AREA  
 FLOOR 1: 633 sq. ft, 58 m<sup>2</sup>; FLOOR 2: 587 sq. ft, 54 m<sup>2</sup>  
 TOTAL: 1,220 sq. ft, 113 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
 Band E - £3,089.08

**Parking:**  
 Off-street parking & Garage

**Local Authority:**  
 West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

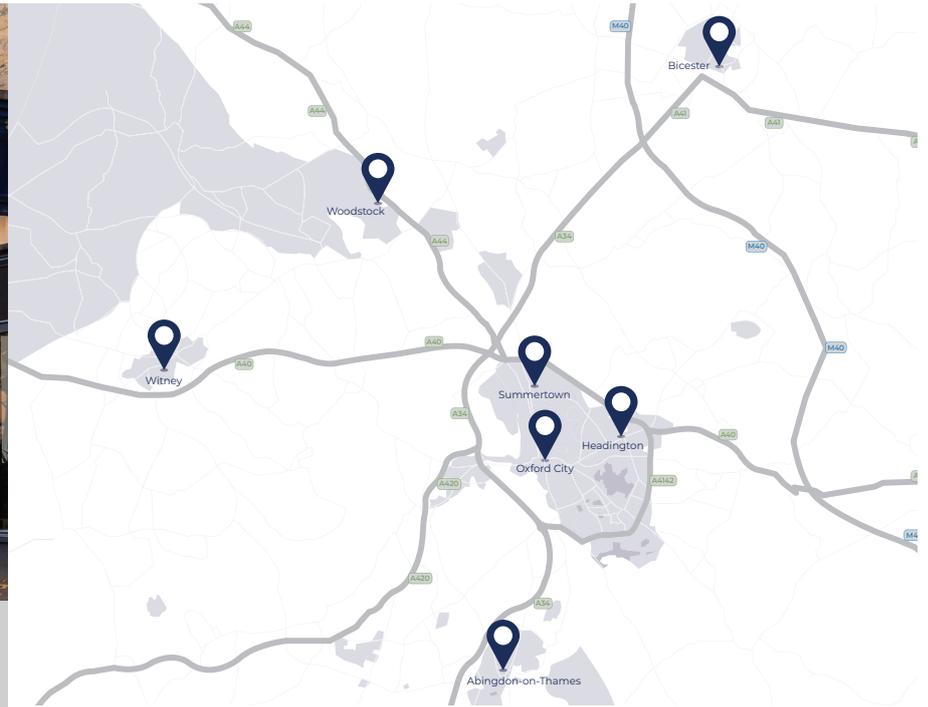
# LOCATION COMMENT

*Witney is a delightful market town 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, and a fine choice of pub/restaurants. It also has the benefit of plentiful free car parking. The A40 provides a road link to Oxford to the east and Cheltenham to the west. A main line station with a fast London service is at nearby Long Hanborough about five miles away.*



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e: [witney@breckon.co.uk](mailto:witney@breckon.co.uk)

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## Oxford City Centre

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