



FLAT 3, 7 MEADOW LANE

WITNEY OX28 6DN



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Enjoying a prime spot within walking distance of the town's amenities this top floor apartment is just one of three in a unique detached building on the edge of a small development. The property is being sold with no onward chain and would make a great first home but it has also been a super rental property for our client. Presented in excellent order throughout the spacious accommodation includes an open plan kitchen/dining/living area which is filled with natural light from the two Juliette balconies in the living area and dual aspect to the kitchen/dining area. The kitchen offers a good range of units including built-in oven, gas hob and extractor. The spacious living area is thoughtfully designed to accommodate both relaxation and entertaining, with ample natural light enhancing the sense of space and warmth throughout. There are two well-proportioned bedrooms, including a principal bedroom with a stylish shower room, as well as a separate contemporary bathroom.



2



1



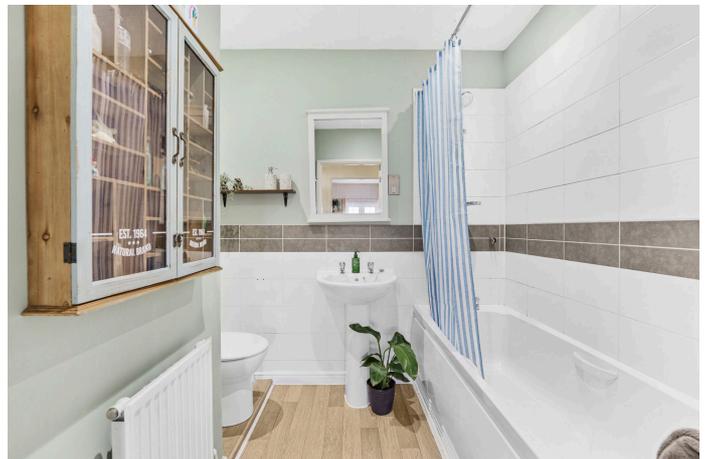
2



GUIDE PRICE

£260,000





Approximate Gross Internal Area 66.21 sq. m / 713 sq. ft

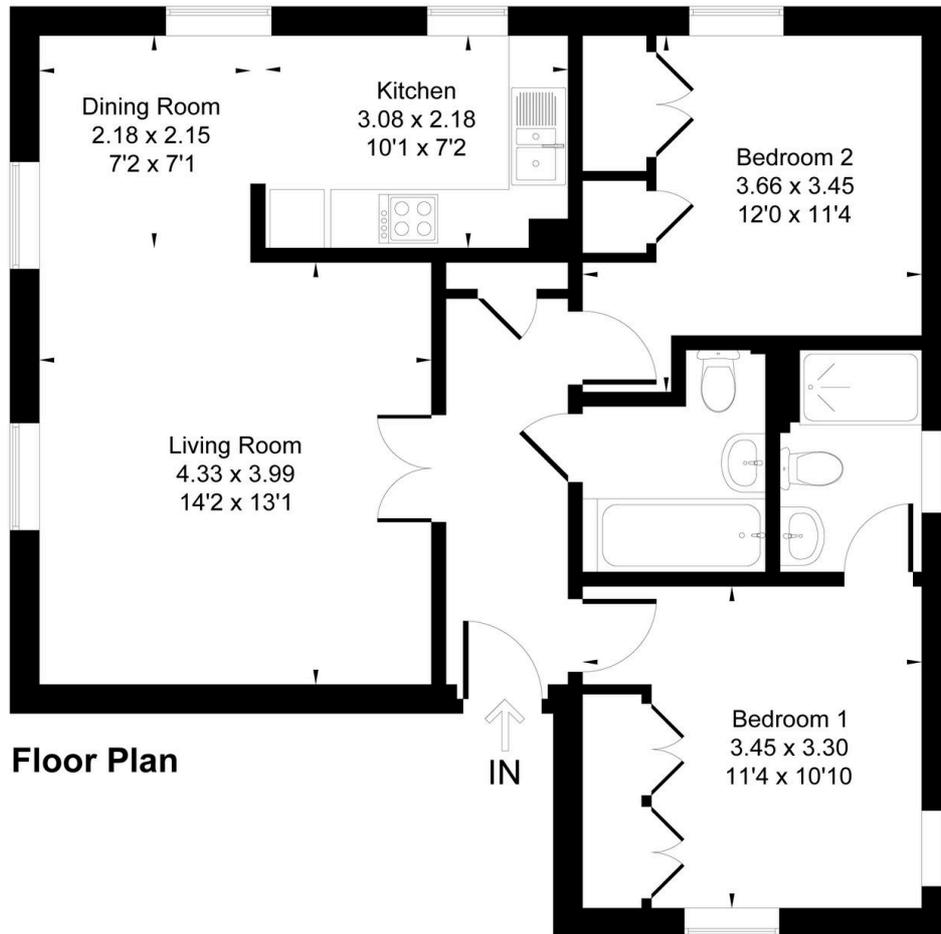


Illustration for identification purpose only, measurements approximate, and not to scale.

Council Tax:
Band C - £2,024

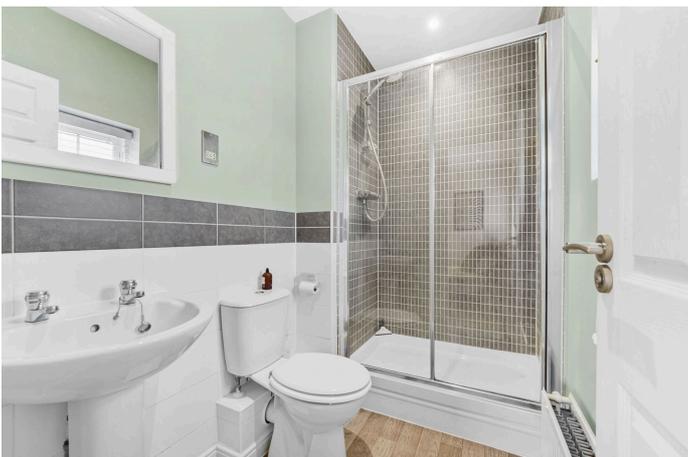
Parking:
Garage & Off-street parking

Local Authority:
West Oxfordshire District Council

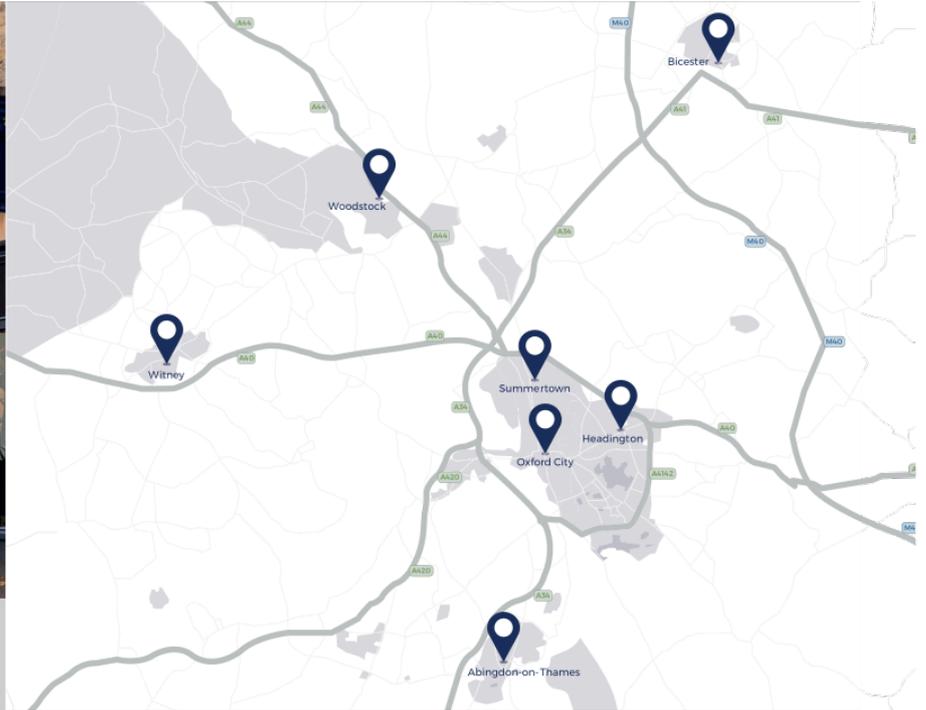
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LOCATION

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

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Witney
Oxfordshire
OX28 6BB

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



FROM LEFT: Alex Chappell,
Sarah Thomas, Julia Briggs,
Rose McDermott and John Bouwer

Summertown

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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)
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Abingdon-on-Thames

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t: 01235 554 040 (letting)
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Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
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