



# 7 BISHOPS FARM MILL

WITNEY OX28 4DG



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**GUIDE PRICE £260,000**



Bishops Farm Mill is a fantastic location nestled by the River Windrush and open countryside yet just a few strides from shopping and recreational amenities. The gated entrance leads to the beautiful scenery and parking area with two allocated spaces and additional visitor spaces available. Located on the second floor the accommodation is filled with natural light and the large open plan living area incorporates a contemporary fitted kitchen with integrated appliances and offers space for dining and relaxing. The dual aspect double bedroom and modern bathroom complete this delightful picture.

Externally there are beautifully maintained communal gardens with easy access to footpaths to both the town and countryside.

NB The photos are prior to the recent tenancy.

986 years remaining on the lease.

£2,256.44 charge per annum

## AGENTS COMMENT

*This stunning location and mill conversion with a contemporary finish are all attributes that need to be viewed to fully appreciate.*



2



1



2



**Communal**





**Every office** has access to **every buyer** registered across our network of seven offices.

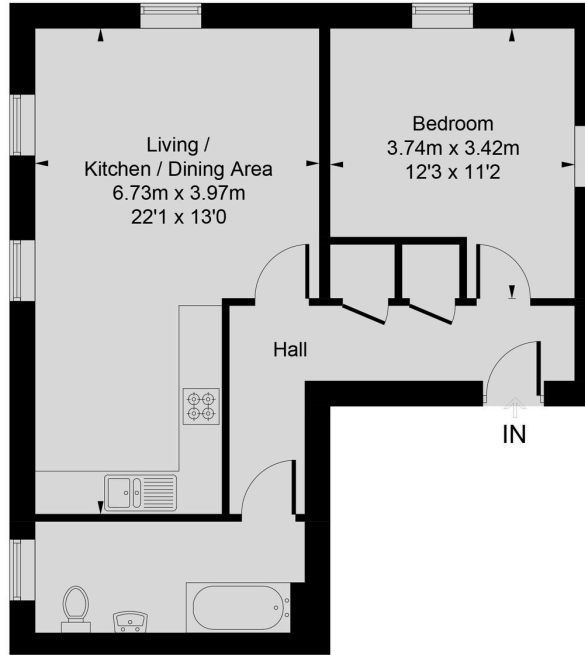
Sharing a single database of buyers ensures maximum exposure for our clients.

## Witney Sales

10 Market Square  
Witney Oxfordshire  
OX28 6BB

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

Approximate Gross Internal Area = 50 sq m / 538 sq ft



**Second Floor**

### Summertown

t: 01865 310 300 (sales)  
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)  
e: headington@breckon.co.uk

### Abingdon-on-Thames

t: 01235 550 550 (sales)  
t: 01235 554 040 (letting)  
e: abingdon@breckon.co.uk

### Woodstock

t: 01993 811 881 (sales)  
t: 01993 810 100 (letting)  
e: woodstock@breckon.co.uk

### Bicester

t: 01869 242 423 (sales & letting)  
e: bicester@breckon.co.uk

### New Homes

t: 01865 261 222  
e: newhomes@breckon.co.uk

### Land Team

t: 01865 558 999  
e: land@breckon.co.uk

### Lettings and Property Management

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e: lettings@breckon.co.uk

### Creative Department

t: 01865 310 300  
e: creative@breckon.co.uk

### Bespoke by Breckon

t: 01865 765 555  
e: bespoke@breckon.co.uk



**John Bower** Local Director

For an **up-to-date** valuation, please call me, I'd love to **help** you move.



Energy Efficiency Rating	
Current	Potential
83	83

Energy efficient - higher savings available

England, Scotland & Wales

## Council Tax

Band B £2,063.29

**IMPORTANT NOTICE:** These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor corner with property, heating systems at ensure the accuracy of the floor plans contained here. Measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.



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