

21 WOODFORD MILL

WITNEY OX28 6DE

21 Woodford Mill

Witney OX28 6DE

Overlooking the River Windrush, the exclusive Woodford Mill is a gated development within a few minutes of both the town and countryside walks. This stunning Grade II Listed, second floor apartment retains a wealth of character features from the former Witney Mill conversion including high ceilings, exposed beams, cast iron columns, and original windows. Offering 1,306 sq ft of stunning accommodation which begins with a spacious landing area which is for the sole use of No.21. The front door opens to a large hall which provides access to all rooms. The superb, dual aspect living/dining room is filled with natural light and this living space provides a dining area that could easily accommodate a table and six chairs. Natural light fills the well-appointed contemporary kitchen with its wide range of units and integrated appliances. There is ample space for breakfast dining. The principal bedroom has two Juliette balconies with a delightful open, green outlook and modern ensuite.



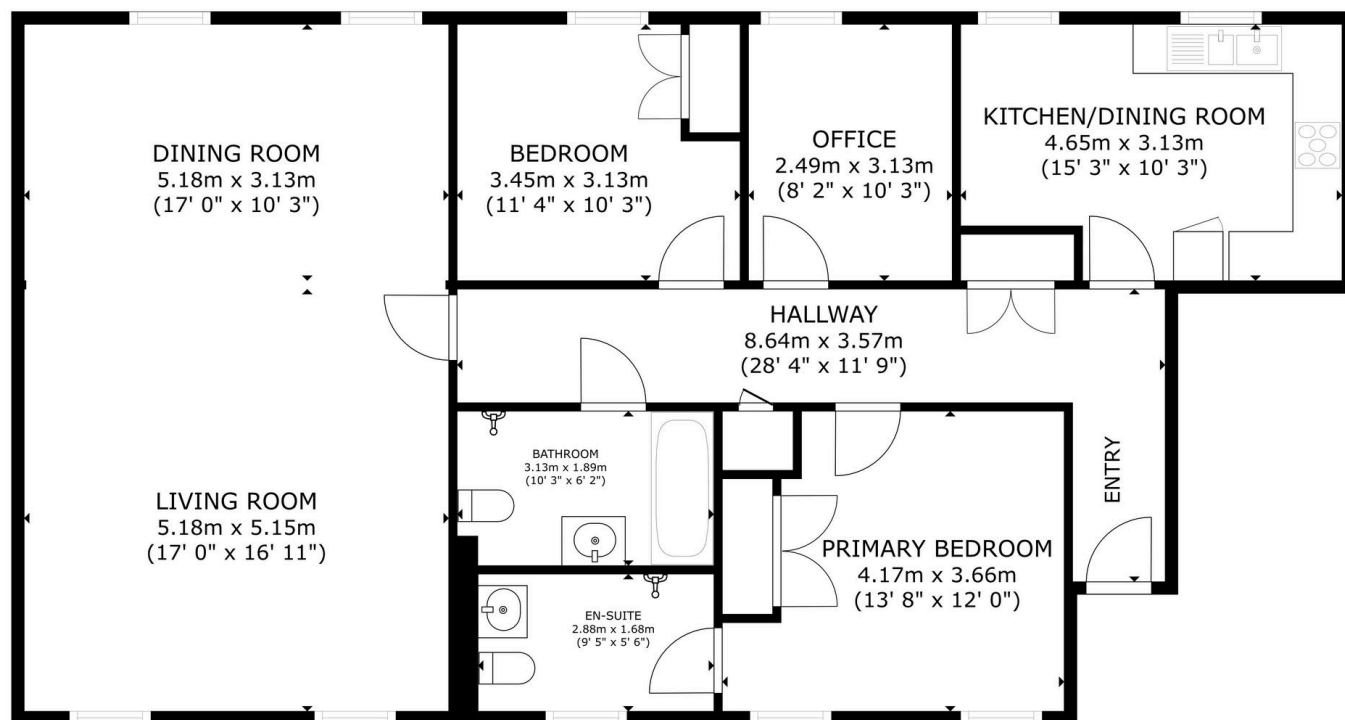
GUIDE PRICE

£325,000 Leasehold 99 years

£5,505 pa plus £200 pa ground







GROSS INTERNAL AREA
FLOOR PLAN 121.4 m² (1,306 sq.ft.)
TOTAL : 121.4 m² (1,306 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Council Tax:

Band D - £2,527.43

Parking:

Private Parking & Visitor Space

Local Authority:

West Oxfordshire District Council



LOCATION

Enjoying a tucked away position out of reach of the traffic yet just a moment's walk from Witney town centre. 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.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
est.1947



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.

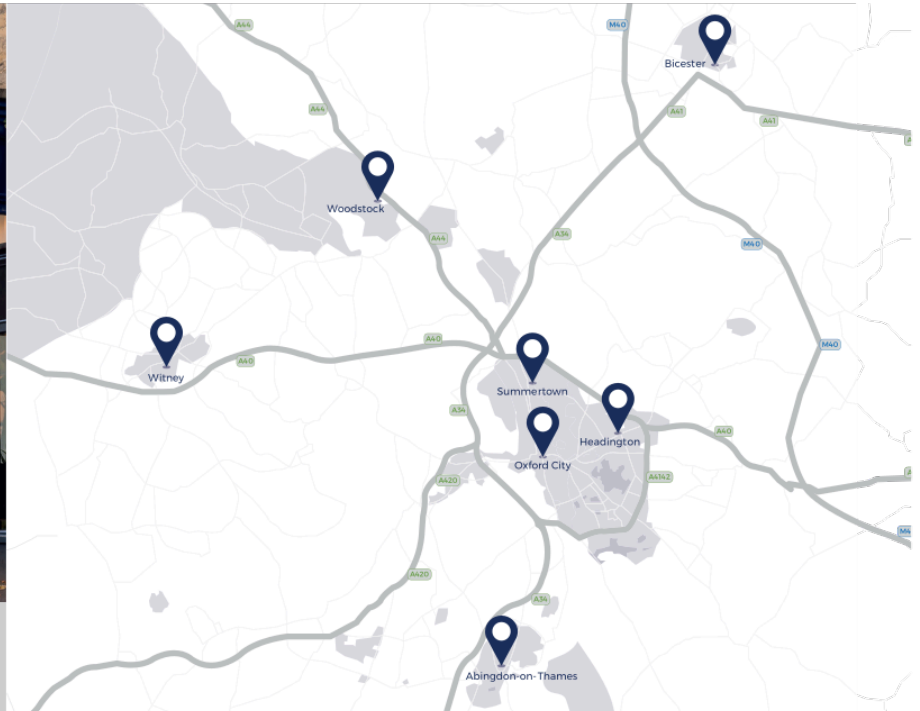
Witney Sales

10 Market Square
Witney
Oxfordshire
OX28 6BB

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



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



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

Letting and Property Management

t: 01865 20 1111
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



EST. 1947



breckon.co.uk

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 obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to 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.