



LEE CHADWICK

SOLICITORS LLP
& ESTATE AGENTS



Woodford Mill Mill Street

Witney

Price £470,000

SOLD WITH NO ONWARD CHAIN

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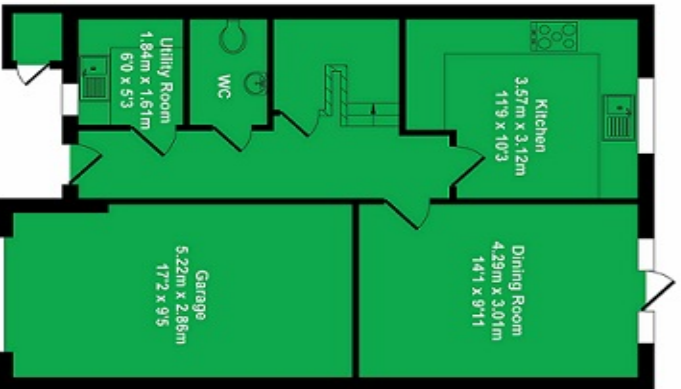
Local Authority: West Oxfordshire District Council

Council Tax Band: F for 2025/2026 - Tenure: Freehold

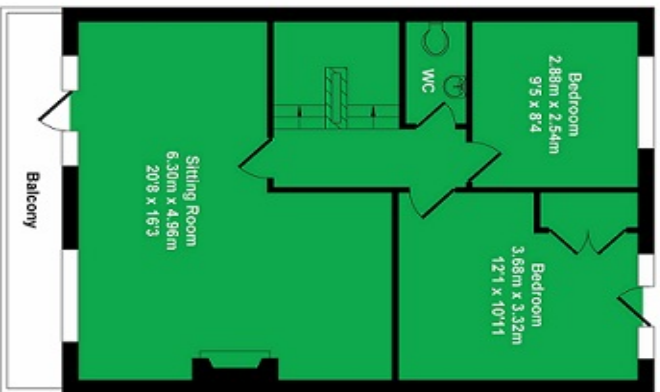
A Spacious 5 Bedroom Terraced House in the Popular Gated development at Woodford Mill just a short walk from Witney Town Centre. The property is set over three floors with Garage, Off Road Parking and Rear Garden with Patio.

The property comprises:

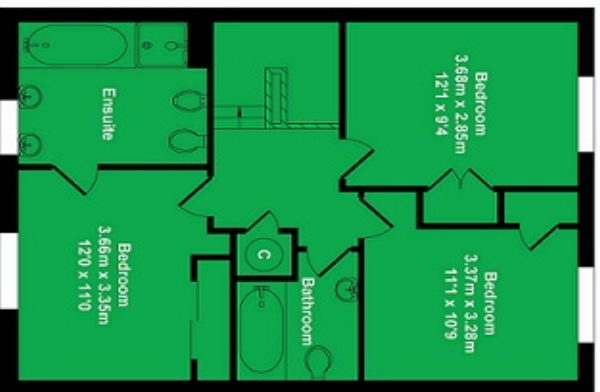
- Entrance Hall
- Ground Floor Utility Room
- Cloakrooms on ground and first floor
- Fitted Kitchen
- Dining Room with French doors to Patio and Garden – Potential to incorporate into Kitchen subject to consents
- Sitting Room with Balcony
- Five Good Size Bedrooms, main bedroom with En Suite
- Gas Central Heating
- Garage and Off-Road Parking
- Rear Garden with Patio area
- Gated Development



Ground Floor
 Approx. Floor
 Area 57,40 Sq.M.
 (618 Sq.Ft.)



First Floor
 Approx. Floor
 Area 53,60 Sq.M.
 (577 Sq.Ft.)



Second Floor
 Approx. Floor
 Area 53,60 Sq.M.
 (577 Sq.Ft.)



Total Approx. Floor Area 1772 Sq.Ft. (164.60 Sq.M.)

















The property is situated within a short walking distance of the bustling market town of Witney which benefits from a range of shops, restaurants and cinema complex. Witney also offers pre-school, primary and secondary schools together with Community College. Excellent transport links to Oxford and beyond. The property has been recently been decorated with new carpets throughout and is presented in good order.

Development Management Charge - TBC

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

Our ref: KR/EXH001.0004