



5 Charter Place  
Church Green, Witney, Oxfordshire OX28 4BR



## 5 Charter Place, Church Green, Witney, Oxfordshire OX28 4BR

A stunning one-off duplex apartment, occupying the majority of the two upper floors (second and third), within this elegant and imposing Grade 2 listed Victorian building, wonderfully situated in the most desirable position in Witney town centre, overlooking the Church Green and St Mary's Church. Potential for a WEST FACING BALCONY subject to renewal of lapsed unopposed planning permission.

Number 5 Charter Place is a luxury, energy efficient 3-bedroom duplex apartment with accommodation over the majority of the two upper floors (second and third) including an entrance hall, a large square living room and a separate kitchen/dining room with a range of integrated appliances and includes a waste disposal and a large walk-in storage cupboard, both rooms feature the full benefit of overlooking Church Green and St Mary's Church. In addition, there is an office/3rd bedroom, plus a double bedroom with an ensuite shower room, both west facing to the rear gardens. The third floor provides a large second double bedroom, a dressing room/study and a feature bathroom with both bathroom and a separate shower. There is substantial storage throughout the property and bespoke Hammond furniture fitted throughout the apartment plus built-in wardrobes to the bedrooms and the dressing room. In addition, the property has gas central heating and secondary double glazing to all windows and boasts low energy bills.

Outside, in addition to allocated parking, there are well-tended gardens for private use of the residents, plus a part time estate manager based on-site.

The front of the building provides a grand entrance via the extra wide double doors, leading to an impressive entrance hall and original wide staircase with a traditional dark wood finish and accessing each floor, together with a lift providing ease of access to the upper floors if required. All properties in this converted building have been completed in a sympathetic style and retain many of the original features including sash windows and exposed timbers.

Charter Place is a small complex in this most enviable location in the town centre of Witney, a well-managed bespoke development specifically aimed for discerning purchasers searching for peaceful and comfortable town centre living, with spacious rooms within an appealing environment and with all amenities close by and the safe opportunity of 'lock up and go'.

Leasehold - 999 years from 2006. Ground Rent £250.00 per annum for the first 25 years, increasing to £500 per annum from December 2031 for the next 25 years. Annual Service Charge currently approx. £3,882.60, equal for all of the 24 units, irrespective of size, type or location within the development. The annual cost including a substantial reserve currently to cover periodic costs, such as total redecoration of the development.

28C23







Large Grand Main Entrance  
Original Wide Staircase & Lift To Floors

Eaves Storage  
Gas Central Heating  
Secondary Double Glazing  
Period Features (including sash windows & exposed timbers)

## SECOND FLOOR

Entrance Hall  
Living Room  
Kitchen/Dining Room  
Bedroom 2  
Ensuite  
Bedroom 3/Study

## OUTSIDE

Views Over Church Green & St. Mary's Church  
Allocated Parking  
Private Gardens  
Close To The Town Centre Shops & Amenities  
NO ONWARD CHAIN

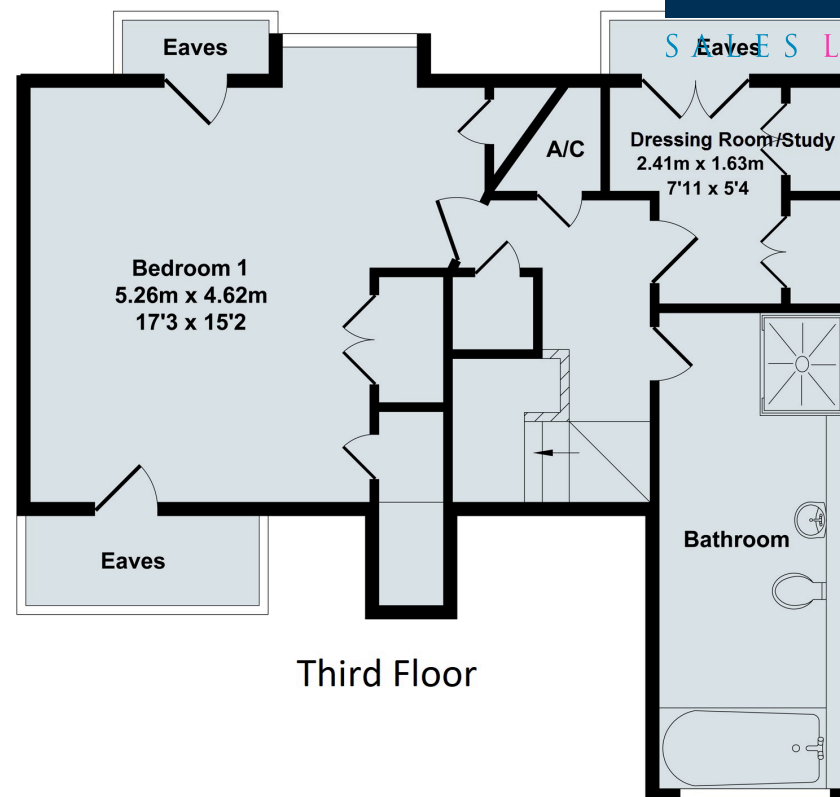
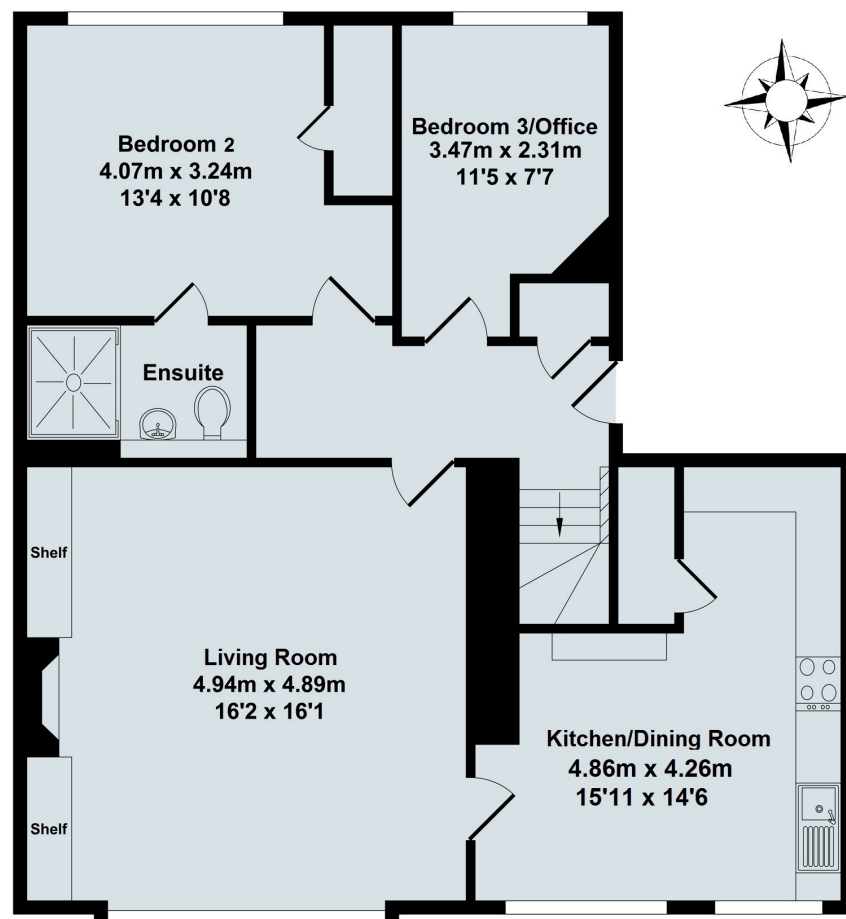
## THIRD FLOOR

Bedroom 1  
Dressing Room/Study  
Bathroom (with a separate shower)

**Offers In Excess Of £550,000 Leasehold**  
**WODC Band E / EPC Rating: 73/C**







## 5 Charter Place

### Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tel: 01993 772000 Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

### Importance Notice

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.