



## 44 Spring Meadow, Witney OX28 5DJ

Distances: Witney Market Square c. 1.5 miles / Oxford c. 13.9 miles / Hanborough Rail Station c. 7.8 miles

A 4 bedroom semi-detached house being sold at 70% of market value under the DISCOUNT HOUSING MARKET SCHEME, whereby purchasers similarly have to sell at 70% of market value when they subsequently come to sell. Accommodation includes an entrance hall, cloakroom, living/dining room, kitchen, 4 bedrooms, bathroom, ensuite shower room, gas central heating and double glazing, together with a good size south-westerly garden and driveway parking for c. 2 vehicles. Criteria to qualify for the above scheme are that applicants must have a local connection, must not own any other property, must have a genuine need for at least 3 bedrooms and finally, their household income should not be sufficient to allow a purchase at full 'open market' price. WODC will make judgements as necessary.

**THOMAS  
MERRIFIELD**

SALES LETTINGS

e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

**Price £315,000 (70% of Market Value)**

t. 01993 772000

[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)

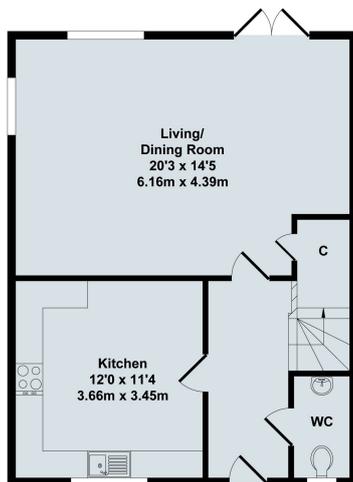


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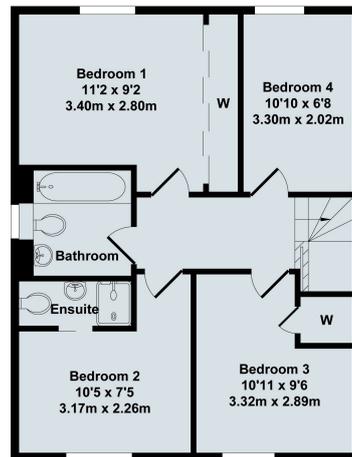
- Entrance Hall
- Cloakroom
- Living/Dining Room
- Kitchen
- 4 Bedrooms
- Ensuite & Family Bathroom
- Double Glazing & GCH
- Pleasant Gardens
- Driveway Parking For 2 Vehicles
- 70% of Market Value

### Directions

From our office in Witney Market Square proceed along Corn Street. Take the second exit onto Curbridge Road. Proceed over the next roundabout and then turn almost immediately right into Spring Meadow. Follow the one-way system around the loop and number 44 will be found on the right hand side identified by a Thomas Merrifield For Sale Board. 03D23



Ground Floor



First Floor

**44 Spring Meadow**  
Total Approx. Floor Area 1081 Sq.Ft. (100.40 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"



### Local Authority:

WODC Band D / EPC Rating: 85/B. / Estate charge for 2023 is £287.88.

### Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

### Tenure:

Freehold

Tel: 01993 772000

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

### Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

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2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
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