



Well House, 23 Lower End
Leaffield, Oxfordshire OX29 9QH

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An individual 3 bedroom detached property, set in an attractive location in the Cotswold village of Leaffield, with fantastic views across farmland and fields. The property offers attractive accommodation including a hall, cloakroom, living room, separate dining room, a kitchen and utility room, together with 3 bedrooms, an ensuite, family bathroom, double glazing and gas central heating. There are private gardens to the side and rear, plus driveway parking for a number of vehicles and a useful double width garage.

Leaffield is an attractive village in an Area of Outstanding Natural Beauty on the edge of The Cotswolds, centred around the village green and local church. Amenities include the Fox Public House, The Pearl Restaurant, plus a small village shop with a post office, and the local primary school. Leaffield is located between Witney, Charlbury and Burford, has good access to Charlbury Train station, and is close to The Wychwoods and The Cotswolds beyond.

Directions

Leave Witney via Hailey Road, pass through the village of Hailey and on to Finstock. Turn left at the crossroads in Finstock towards Leaffield. On entering the village of Leaffield, continue along Lower End and the property can be found on the right hand side.

Draft details - may be subject to alterations. 07E24





GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

Conservatory

Dining Room

Kitchen

Utility Room

Double Glazing

Gas Central Heating

OUTSIDE

Private Gardens To The Side & Rear

Double Garage

Driveway Parking For Several Vehicles

Views Across Fields & Farmland

FIRST FLOOR

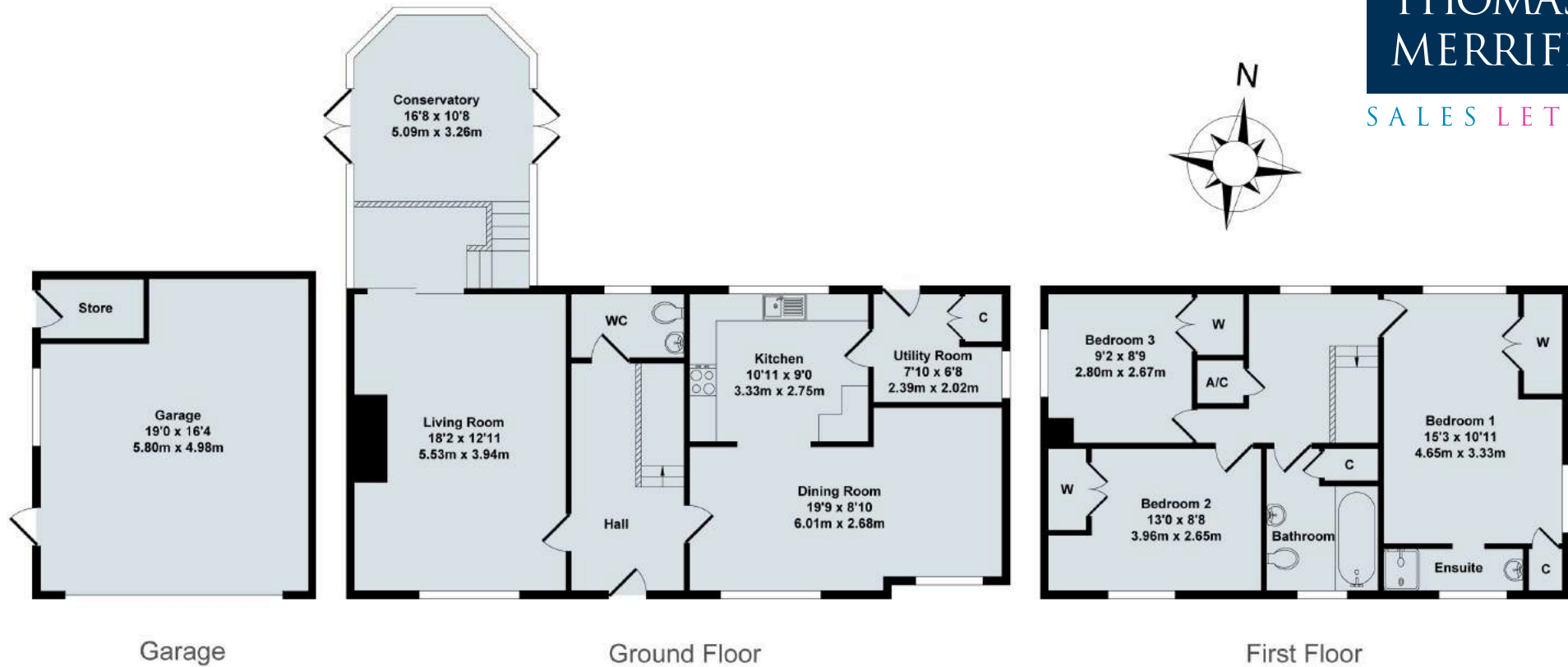
3 Bedrooms

Ensuite

Family Bathroom

Price £750,000 Freehold
WODC Tax Band E / EPC Rating: 64/D





23 Lower End

Total Approx. Floor Area 1767 Sq.Ft. (164.20 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

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