



Denmans Cottage

Church Road, North Leigh, Oxfordshire OX29 6TX

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A delightful semi-detached, period cottage of character occupying a good position in this highly regarded village, with the advantage of an off-road parking space and pretty south-westerly facing garden. The accommodation benefits from gas central heating and double glazing and provides interesting and appealing living space, including a good size open plan sitting/dining room with a vaulted ceiling and French doors opening onto the garden. Leading off this area is a further, versatile room which could be used as a study. Completing the ground floor layout is a fitted kitchen and the bathroom, whilst on the first floor are 2 bedrooms, both of which overlook the garden. Council Band D. EPC Rating: 47/E.

North Leigh village has a primary school, 2 public houses, a post office/village store, a village hall, library and St. Mary's Church. Long Hanborough train station is approximately 5 minutes drive, giving access to Oxford and London, Paddington.

Directions

Leave Witney via Woodstock Road (A4095) and turn left at the 'T' junction. Proceed for a mile or so and, upon reaching North Leigh, take the first left turn into Common Road. At the end of the road, turn left and continue through the 'gap' turning immediately right into Church Road. Continue towards the end, and Denmans Cottage is found on the left hand side.

Distances

Witney, Market Square c. 3.6 miles / Oxford c. 12.1 miles / Hanborough Train Station c. 3.3 miles / Woodstock c. 6.2 miles

01H24





GROUND FLOOR

Open Plan Living/Dining Room

Study

Kitchen/Breakfast Room

Bathroom

FIRST FLOOR

2 Bedrooms

Double Glazing

Gas Central Heating

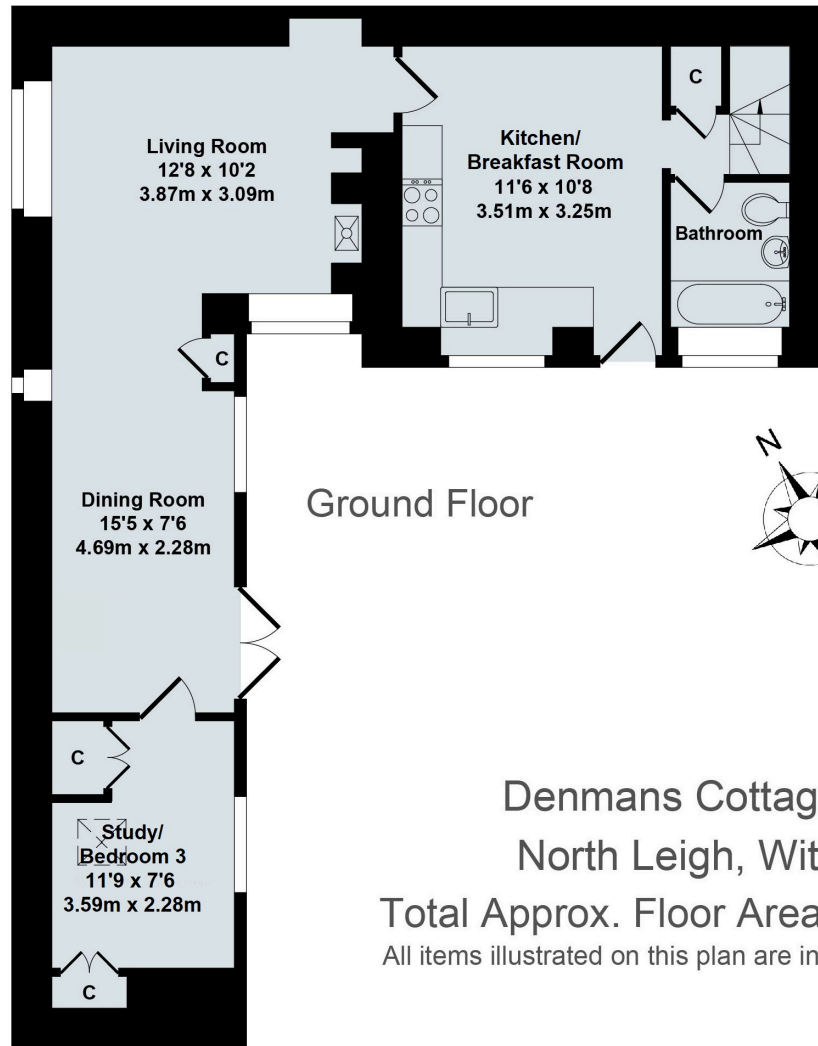
OUTSIDE

South-West Facing Garden

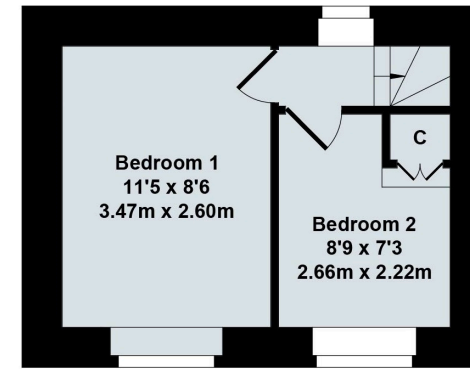
Off-Road Driveway Parking



OIEO £400,000 Freehold
WODC Tax Band D / EPC Rating: 47/E



Ground Floor



First Floor

Denmans Cottage, Church Road,
North Leigh, Witney, OX29 6TX

Total Approx. Floor Area 742 Sq.Ft. (68.90 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

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