



Stepping Stones, 94 Lower End, Leaffield OX29 9QQ

Draft details - draft details may be subject to alterations. Distances - Witney, Market Square c.6.7 miles / Oxford c. 15.6 miles / Charlbury Train Station c. 4.3 miles

A well presented and nicely maintained, 3/4 bedroom detached, chalet-style house, occupying a favourable, non-estate position in this highly desirable village, a short drive from Charlbury rail station and within easy striking distance of the thriving market town of Witney. The accommodation benefits from both gas central heating and double glazing and features a study/4th bedroom, a sitting room with log burner, a living/dining room, kitchen and utility room. In addition to the ground floor bathroom, there is a first floor shower room. There is an attractive, well tended, southerly aspect garden to the rear and off-road parking to the front for up to 4 vehicles. All mains services. Ultrafast broadband available. Mobile & data: EE- 'limited' coverage.

THOMAS
MERRIFIELD

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £550,000

www.thomasmerrifield.co.uk

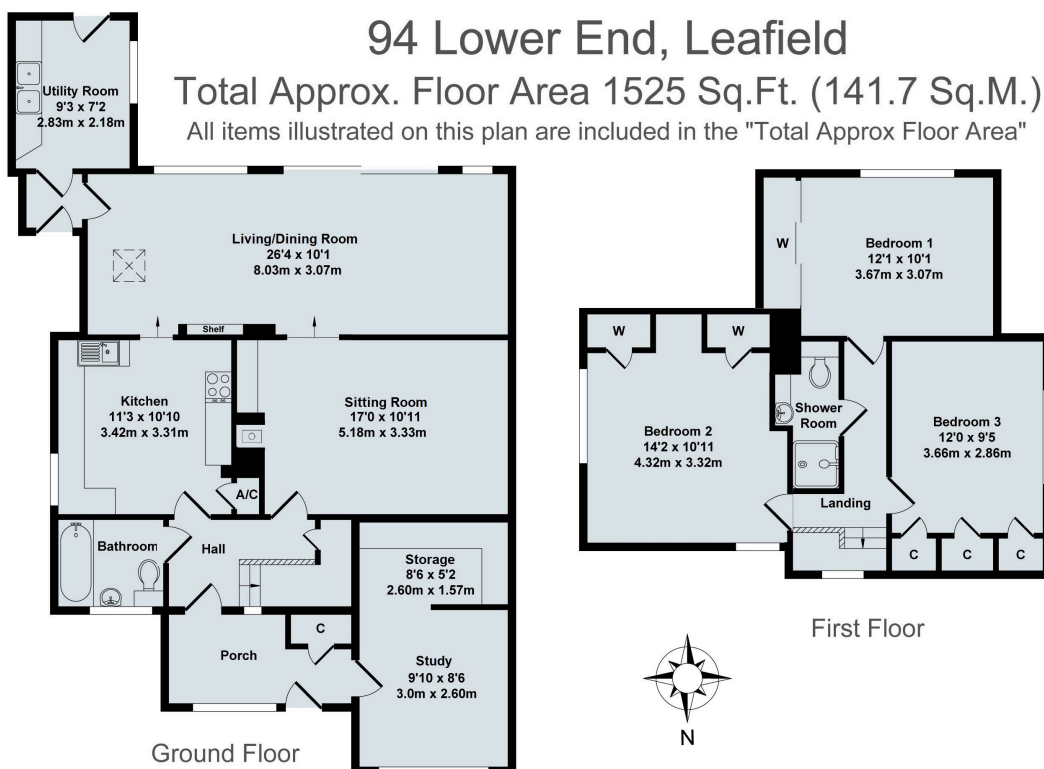


Stepping Stones, 94 Lower End, Leaffield, Oxfordshire OX29 9QQ

- 2/3 Reception Rooms
- Kitchen & Utility Room
- 3/4 Bedrooms
- First Floor Shower Room
- Ground Floor Bathroom
- Double Glazing & Gas Central Heating
- Attractive Southerly Garden
- Parking For 3-4 Vehicles
- Favourable Non-Estate Position
- Desirable Village Location

Directions

Leave Witney via High Street and Bridge Street and turn left (first exit) at the double mini roundabouts onto West End. At the next mini roundabout turn right onto Hailey Road and continue through Hailey village. Upon reaching Finstock turn left at the crossroads and then continue on to Leaffield, where number 94 will be found on the left hand side, marked by a Thomas Merrifield For Sale Board. 09E25



Local Authority:

WODC Tax Band D / EPC Rating: 62/D

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Freehold

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Email: witney@thomasmerrifield.co.uk

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