



Fermain,
East End, Oxfordshire OX29 6PZ

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An impressive 4 bedroom detached property which has been improved by the current owners, providing spacious and light living space finished to a contemporary style with modern rendered elevations, to include an oak frame porch and new double glazed windows in an attractive Cotswold Green. Fermain is set in the desirable location of East End, only a few miles from Witney, and enjoys an extremely peaceful position on the edge of the village. The property has an efficient and recently installed air source heating system and provides a fresh open layout to the main living space, incorporating a large living room leading through to the fitted kitchen space; which includes an island and integrated appliances, plus a separate utility room. In addition to this open plan area is a garden room overlooking the rear gardens, a cloakroom and a good size entrance hall. To the first floor are 4 bedrooms; all with wardrobes, to include a fabulous main bedroom with an ensuite shower room and a study overlooking the rear gardens and farmland beyond. There is also a family bathroom serving the remaining bedrooms. Outside to the front is a gravel driveway offering good parking and access to the garage. To the rear are established and landscaped gardens which enjoy a very private south west aspect and include a summerhouse; from where the peace and quiet can be fully appreciated.

Mains services are connected, except gas.

From OFCOM:

Broadband: Ultrafast is available

Mobile: EE, O2, Vodafone, and Three are all likely outdoors.

East End offers a rural location with good access to facilities within Witney and Long Hanborough - including a mainline train station (Paddington in 1 hour).

Directions

Leave Witney via Woodstock Road and turn left at the 'T' junction in the direction of North Leigh. Follow this road along, passing the village of North Leigh and continue along. The turning for East End is found after a short distance on the left hand side. Turn left into Boddington Lane and right towards East End. Proceed along East End and Fermain is found after a distance on the left hand side.

07A24





GROUND FLOOR

Entrance Hall

Living/Dining Room

Kitchen

Utility Room

Cloakroom

Garden Room

FIRST FLOOR

4 Bedrooms

Study

Ensuite

Family Bathroom

OUTSIDE

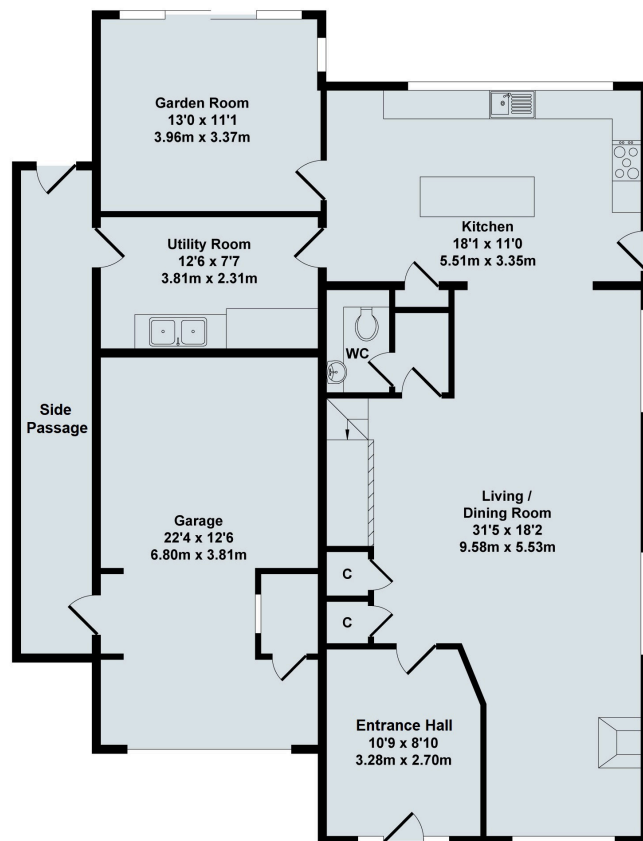
Garage

Driveway Parking

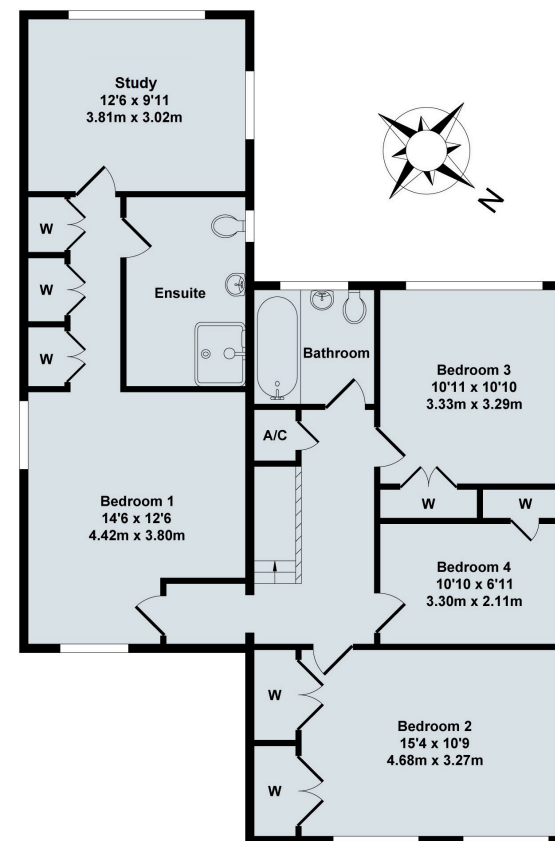
Private South-West Facing Garden



**Offers In Excess Of £800,000 Freehold
WODC Tax Band F / EPC Rating: 81/B**



Ground Floor



First Floor

Fermain, North Leigh, Witney

Total Approx. Floor Area 2471 Sq.Ft. (229.60 Sq.M.)

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

Contact:

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