



9 Green Lane
North Leigh, Oxfordshire OX29 6TW

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Occupying a very favourable, non-estate position and overlooking attractive countryside to the rear, an extremely spacious 4 bedroom detached, chalet-style home occupying a total plot size of around three quarters of an acre. There is a large integral garage, a triple carport and ample additional driveway parking. The accommodation (excluding the garage) amounts to an impressive 3000 square feet, including 4 reception rooms, a large kitchen/breakfast room and a separate, spacious utility room. In addition to the family bathroom and ensuite shower room, there are 2 WC's on the ground floor (including one in the integral garage). There are various outbuildings included.

All mains services. Ultrafast broadband available. Mobile & data: 'EE' - 70% performance (source: Ofcom).

Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Directions

Leave Witney via Woodstock Road (A4095), turning left at the 'T' junction. Continue to North Leigh, taking the first left turn into Common Road. Continue to the end of the road and turn left onto Park Road. Proceed through the 'gap' and upon reaching the sharp left bend, continue straight into Green Lane. Number 9 is found towards the end, on the right hand side.

Distances

Witney, Market Square c. 3.4 miles / Oxford c. 11 miles / Hanborough Train Station c. 3.6 miles / Woodstock c. 6.5 miles

Draft details - may be subject to alterations. 29A26





GROUND FLOOR

- Large Entrance Hall
- Cloakroom
- Living Room
- Dining Room
- Study
- Family Room
- Kitchen/Breakfast Room
- Utility Room

FIRST FLOOR

- 4 Good Size Bedrooms
- Ensuite Shower Room
- Family Bathroom

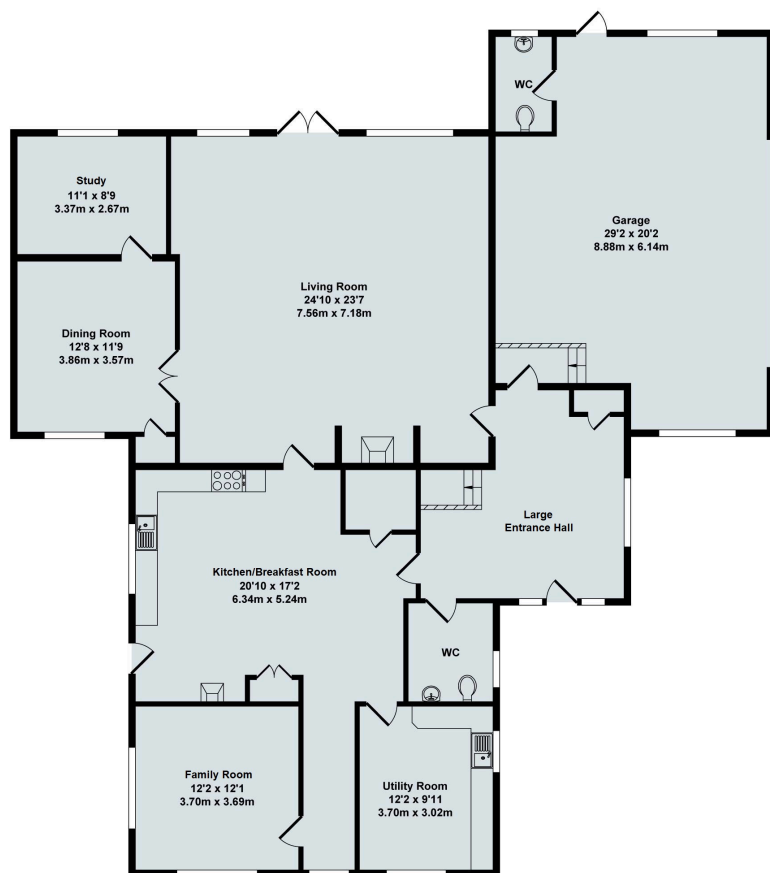
Gas Central Heating

OUTSIDE

- Integral Garage (with WC)
- Triple Carport
- Ample Driveway Parking
- Outbuildings
- Appealing Gardens Contributing To Total Plot Size Of Approx. Three Quarters Of An Acre



Guide Price £1,000,000 Freehold
WODC Tax Band: E / EPC Rating: 72/C



Ground Floor



First Floor

9 Green Lane

Total Approx. Floor Area 3644 Sq.Ft. (338.50 Sq.M.)

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

Contact:

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