

established 200 years

Tayler & Fletcher



The Lancut

The Green, Leaffield, Oxfordshire, OX29 9NP

Guide Price £649,000





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A charming and well presented Grade II Listed three bedroom attached period cottage with a 250ft (approx) south east facing walled garden and parking located in a peaceful position within the thriving village of Leafield.

LOCATION

The Lancut is situated in the thriving village of Leafield in the heart of Oxfordshire. Leafield offers a good range of local amenities including a local shop with a post office, pub, primary school, children's playground and a cricket club. It has a footpath to the community woodland, which is excellent for dog walking as well as Cornbury Park.

Primary and secondary schools nearby include; Burford School and Cokethorpe School near Witney. There is also Hatherop Castle and St Hugh's towards Faringdon.

From Leafield, the larger market towns of Burford (6 miles), Chipping Norton (9 miles) and Witney (6 miles) offer a good range of shopping and educational facilities. Meanwhile, the area's larger commercial centres of Cheltenham (29 miles), Cirencester (24 miles) and Oxford (17 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) at Charlbury (4 miles), Kingham (8 miles) and Oxford Parkway (17 miles) and a comprehensive local bus network.

DESCRIPTION

The Lancut is a charming and well presented Grade II Listed attached period cottage.

The property comprises a hall, dining room, kitchen, garden room, sitting room, inner hall and cloakroom downstairs. There is the master bedroom and two guest bedrooms and a bathroom upstairs. A notable feature of The Lancut is the fact that it has a 250ft (approx) rear south facing walled garden. The property comes with off road parking and is located on The Green in the heart of the village.

Approach

Wrought iron gate and pathway lead to timber framed front door with glazed insert panels and covered porch above to:

Hall

Single glazed window to the rear elevation. Timber framed door to:

Dining Room

Built-in storage cupboard. Single glazed windows with window seat to the front elevation. Single glazed windows to the side elevation. Proceed through to:

Kitchen

Modern fitted storage units to the wall and base level with timber work surfaces. Sink unit with tiled splashback. Gas fired Rayburn with two hobs. Space for refrigerator and freezer. Part tiled walls. Tiled wood flooring. Timber framed stable door with glazed insert panel to:



Garden Room

Dwarf walls. Built-in storage cupboard. Tiled wood flooring. Double glazed windows to the rear and side elevations. Translucent roof. Door with glazed insert panel providing direct access into the garden. From the dining room, timber framed door to:

Sitting Room

Recessed fireplace with wood burning stove and hearth. Single glazed windows to the front and side elevations. Timber framed door with glazed insert panel providing direct access into the garden. From the dining room, timber framed door to:

Inner Hall

Single glazed window to the side elevation. Timber framed door to:

Cloakroom

Low level WC with concealed cistern and wash hand basin with cupboards below. Stairs with timber balustrade rise to:

First Floor Landing

Built-in storage cupboards. Oak timber beams. Double glazed window to the rear elevation. Timber framed door to:

Master Bedroom

Vaulted ceiling with oak timber beams. Built-in wardrobes. Single glazed windows to the front elevation. From the first floor landing, timber framed door to:

Bedroom 2

Oak timber beams. Built-in cupboard housing the hot water tank. Hatch to loft roof space. Single glazed windows to the front elevation. From the first floor landing, timber framed door to:

Bedroom 3

Oak timber beams. Single glazed windows to the rear elevation. From the first floor landing, timber framed door to:

Bathroom

Low level WC with standard cistern, wash hand basin with tiled splashback and cupboards below. Panelled bath with shower attachment. Part tiled walls. Vaulted ceiling with oak timber beams. Built-in storage cupboard with space and plumbing for a washing machine - tumble dryer. Single glazed windows to the rear elevation.

OUTSIDE

The Lancut has a private rear 250ft (approx) south east facing walled garden. There is a paved patio area adjacent to the cottage which facilitates outside dining and entertaining. Steps descend to an area of lawn that extends for the length of the garden bordered by mature shrubs and plants, Cotswold stone walling, timber trellis fencing and hedging. Towards the far end of the garden is a wild meadow area with timber garden shed. There is an area of front garden with a paved pathway, area of lawn, mature shrubs and plants bordered by Cotswold stone walling and hedging. The area of front garden includes a gravelled driveway enabling off road parking.

SERVICES

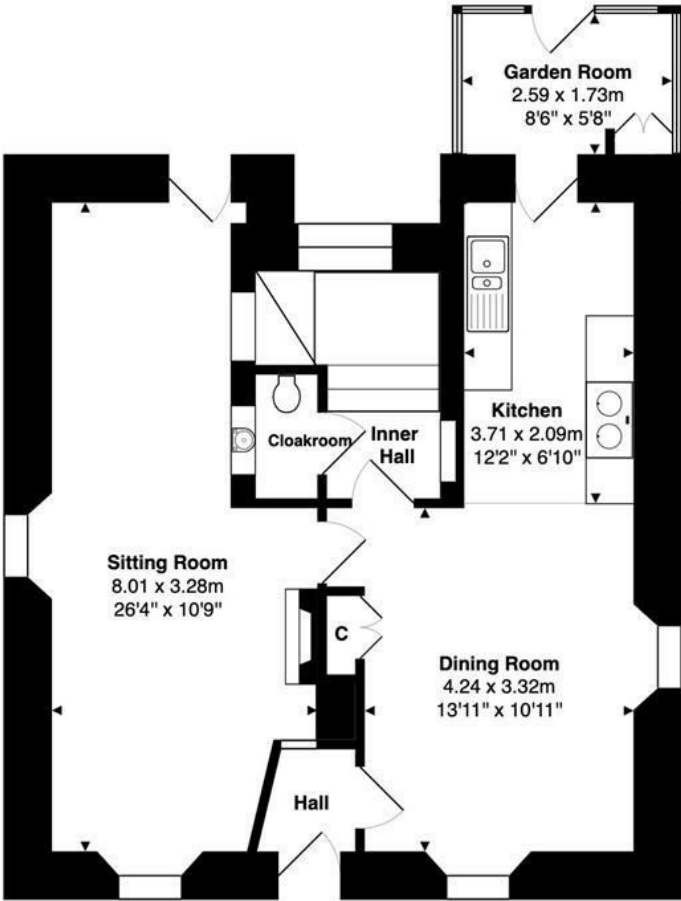
Mains electricity, water and drainage.

Mains gas central heating.

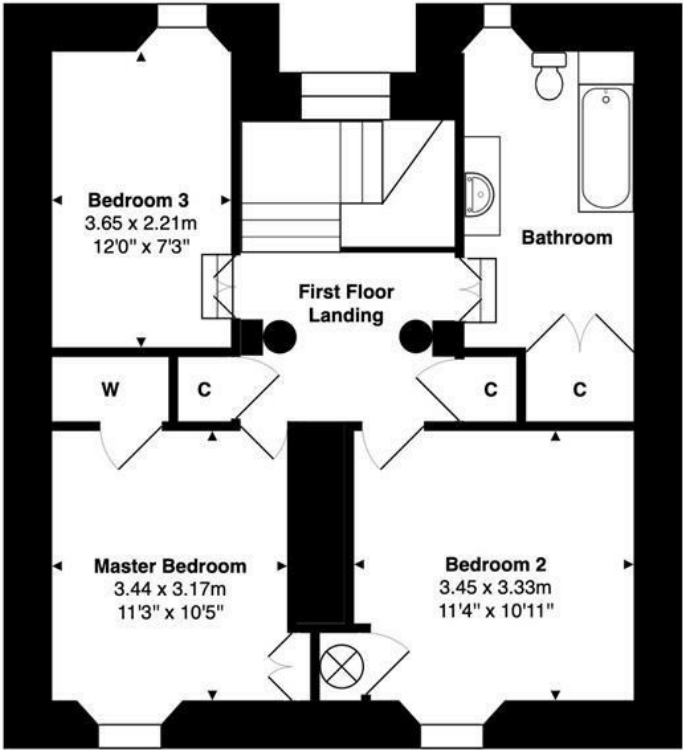
LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'F' Rate payable for 2025 / 2026 £3606.53





Ground Floor

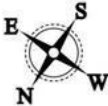


First Floor

Approximate Gross Internal Area

116.4 m² / 1253 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk



Location Map



Viewing

Please contact our Burford Sales Office on 01993 220579 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.