



Gamekeepers Cottage, Chimney End, Leaffield



Gamekeepers Cottage, Chimney End

Offered to market with the certainty of no onward chain is this well-presented character cottage built in the circa 1800's situated in the popular village of Leaffield.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G

- Brought to market with the certainty of no onward chain.
- Built in circa 1800 is this charming two/three bedroom cottage located in the popular village of Leaffield.
- Open plan kitchen/dining/sitting room with exposed beams, high-quality integrated appliances, Butler sink and Quartz worktop.
- Spacious and modern bathroom with bath and shower over.
- Low maintenance westerly-facing garden with separate outbuilding which is currently used as a utility room.
- Option to have an additional bedroom or reception room to the second floor.





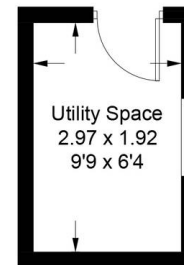
Chimney End - Leaffield

Approximate Gross Internal Area = 72.2 sq m / 777 sq ft
 Utility Space = 5.6 sq m / 60 sq ft
 Total = 77.8 sq m / 837 sq ft

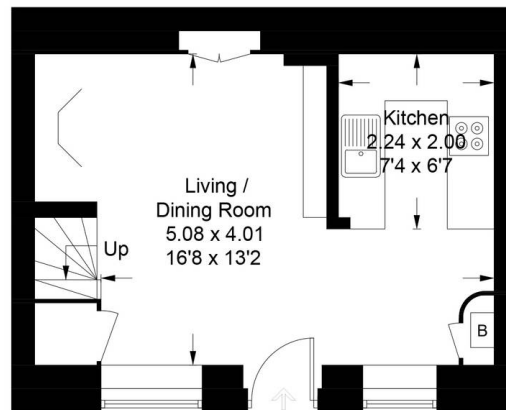


Second Floor

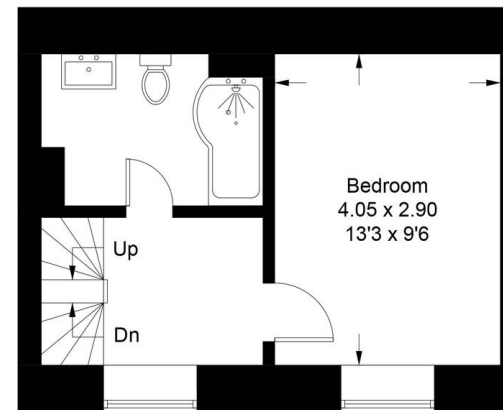
[Dashed line symbol] = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Simpsons Witney Branch

4 Langdale Court Witney, Oxfordshire - OX28 6AD

01993 835030 • witney@simpsonsproperty.com • www.simpsonsproperty.com/