



New Yatt Road, North Leigh Witney OX29 6TT

welcome to

New Yatt Road, North Leigh Witney

Charming two bedroom cottage originally dating back to the early 1800's with a later addition added in the 1920's. This pretty property benefits from a thoughtful fusion of contemporary styling with period features, the light and airy accommodation comprises two bedrooms, split level landing and a smartly appointed bathroom on the first floor. Downstairs the reception hallway leads to a cosy living room with wood burning stove and a dual aspect kitchen / dining room which is fully fitted and features a range cooker.

Externally there is a good size L-shaped garden which is mainly laid to lawn and has been cleverly landscaped with raised beds, footpath, paved and bricked patio areas, mature trees and a wonderful garden room which includes en-suite facilities.

North Leigh is a sought after and picturesque village situated approximately 3 miles from Hanborough Railway Station with a direct line to Oxford, London Paddington (c.70 mins) and Reading. The village also boasts a well regarded primary school, two public houses and its own village store and post office, library, village hall and church.





Reception Hallway

Living Room

11' 9" x 11' 5" (3.58m x 3.48m)

Kitchen / Dining Room

13' 2" x 12' 2" (4.01m x 3.71m)

Landing

Bedroom 1

11' 9" x 10' 5" (3.58m x 3.17m)

Bedroom 2

11' 2" x 9' max (3.40m x 2.74m max)

Bathroom

Exterior

Rear Garden

Garden Room

15' 2" x 11' 2" (4.62m x 3.40m)

welcome to

New Yatt Road, North Leigh Witney

- Period cottage
- Two bedrooms
- Well appointed kitchen / dining room
- Dual aspect sitting room
- Smartly presented bathroom

Tenure: Freehold EPC Rating: Awaited

£450,000



view this property online [allenandharris.co.uk/Property/WIT105878](https://www.allenandharris.co.uk/Property/WIT105878)



Property Ref:
WIT105878 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the
postcode not the actual property


allen & harris



01993 705915



witney@allenandharris.co.uk



54 Market Square, WITNEY, Oxfordshire, OX28
6AF



allenandharris.co.uk