



New Yatt Road, North Leigh Witney OX29 6TT

welcome to

New Yatt Road, North Leigh Witney

Pretty two bedroom period cottage situated at the heart of the highly regarded village of North Leigh which benefits from a large rear garden with an impressive garden room.



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)



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welcome to

New Yatt Road, North Leigh Witney

- Period cottage
- Two bedrooms
- Well appointed kitchen / dining room
- Dual aspect sitting room
- Two bathrooms

Tenure: Freehold EPC Rating: D

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WIT105878 - 0011

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