

FIG TREE COTTAGE

LEAFIELD, OXFORDSHIRE



Witney 5 miles, Burford 6 miles, Oxford 18 miles,
Charlbury main line station 5 miles (London
Paddington in approx. 70 minutes) (All times and
distances approximate)

An attractive four bedroom semi-detached village house with south facing garden overlooking paddocks and neighbouring countryside, situated on the edge of the village of Leafield.

Ground Floor: Entrance hall • Open plan Kitchen/dining room • Utility • reception room • Cloakroom

First Floor: Principal bedroom with adjoining shower room • Three double bedrooms • Family bathroom

Outside: Parking to the front • Landscaped garden • Outdoor terraced area

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DESCRIPTION

Fig Tree Cottage is beautifully presented family house located in the village of Leafield. Offering four bedrooms, one of which has an adjoining shower room and an impressive open plan kitchen/dining area leading out to a sunny patio and lawned garden, vegetable patch, all of which backs on to paddocks and neighbouring countryside beyond. Fig Tree Cottage would be extremely suitable for many potential purchasers as practical family home, holiday let or weekend retreat. The property is modern, spacious and light with generously sized rooms and beautiful views.

OUTSIDE

Fig Tree Cottage has a fully landscaped garden straight from the kitchen/dining room with superb spaces for outdoor entertaining. Parking for two cars.



SITUATION & AMENITIES

Fig Tree Cottage is situated in the village of Leaffield, which has pre-Domesday origins and until the 1850's was surrounded by the ancient royal forest of Wychwood. Leaffield is in The Cotswolds Area of Outstanding Natural Beauty and is also in the Wychwood Project Area. The village centres on the Green with the picturesque school, founded in 1839, it's well known landmark St Michael and All Angels' Church, which was designed in 1859 by Sir George Gilbert Scott. The spire is a distinctive feature on the horizon for many miles around.

The village offers a good range of amenities including a pub, Chinese restaurant, local shop with a Post Office, a primary school, a cricket club and a children's playground. It also has a footpath to the community woodland, which is excellent for dog walking as well as Cornbury Park. Neighbouring villages including Swinbrook and the Wychwoods have a selection of award winning pubs within easy reach.

The larger market towns of Burford, Chipping Norton and Witney offer a good range of shopping and educational facilities. More extensive recreational, educational and shopping facilities can be found in Oxford. Road communications are excellent with access from the A40 to the M40 (Junction 8) beyond Oxford to London and the north. To the west and south road links connect to the M5 and M4 respectively. There is a main line station at Charlbury about 5 miles away with regular services to London Paddington (approximately 70 minutes).

SERVICES

Mains water and electricity. Gas central heating. Private drainage. Broadband available. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests, if required.

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold

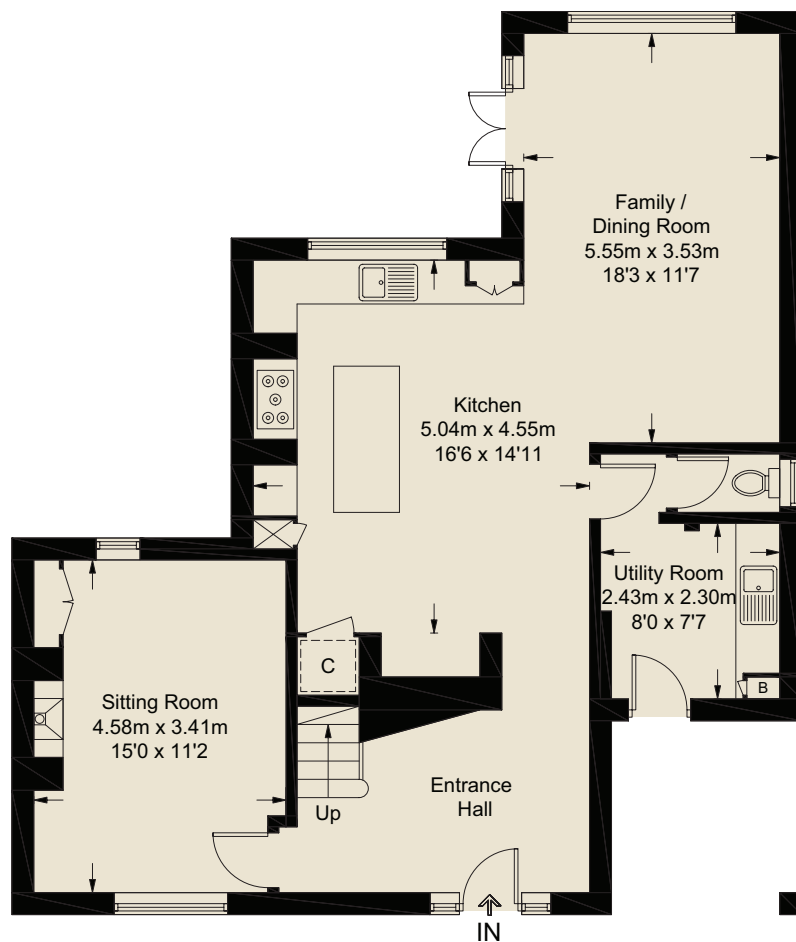
LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney, Oxfordshire. T 01993 861000 W westoxon.gov.uk

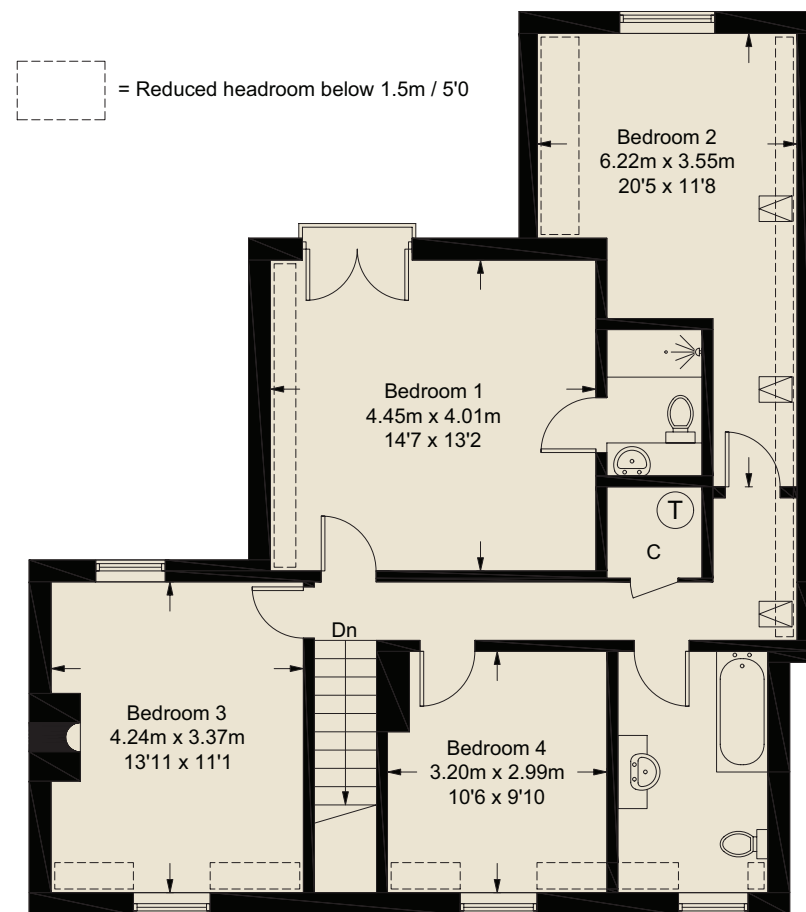
COUNCIL TAX

Band C





Ground Floor
80.3 sq m / 864 sq ft



First Floor
84.8 sq m / 913 sq ft

Approximate Gross Internal Area = 165.1 sq m / 1777 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1092487)

VIEWINGS

Please telephone Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E katy@butlersherborn.co.uk or hebe@butlersherborn.co.uk

DIRECTIONS (Postcode OX29 9PJ)

From Burford pass over the bridge at the bottom of the hill and bear right at the roundabout onto the A361. After 2.4 miles turn right onto the B4437. 1.3 miles later turn right onto Leaffield Road. On reaching the junction in the village turn left onto The Greens and continue straight. Pass the War memorial on the left and turn right onto Witney Lane, just before the Church. Fig Tree Cottage can be found down the lane on the right hand.

what3words: ///highlight.forge.warbler



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