

NEWHOUSE COTTAGE

102 LOWER END, LEAFIELD, OXFORDSHIRE



A charming Cotswold stone cottage with a sunny south facing garden and the added benefit of off street parking

Ground Floor: Entrance hall • Kitchen/Breakfast Room
Reception room

First Floor: Two double bedrooms • Bathroom

Outside: Driveway • South Facing • Off Street Parking

Butler 
Sherborn

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DESCRIPTION

Newhouse Cottage is a traditional Cotswold stone cottage situated in the popular village of Leafield. The property has been extended in recent years which offers a wonderful and practical space for entertaining with beautiful private south facing garden and off street parking. Believed to have been built in circa 1750 and located in an area of outstanding natural beauty, Newhouse cottage offers period features such as a new log burner and exposed beams. Leafield is well situated between Charlbury, Ramsden and Ascott-under-Wychwood which offer fantastic local pubs and a village shop.

SERVICES

Mains water, drainage, gas and electricity. Gigaclear high speed broadband is available in the village. 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 quasi-easements 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 B

VIEWINGS

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

DIRECTIONS (OX29 9QQ)

From Burford take the A361 north before turning onto the B4437. Take the right hand turn onto Leafield Road and follow the road along to the Green in Leafield. Follow the road to the left and you will see Newhouse cottage on your right hand side.

what3words: [///fade.gala.regal](https://www.what3words.com////fade.gala.regal)



Pubs

The Fox, Leafield – 0.6 miles
The Royal Oak, Ramsden – 2.8 miles
The Swan, Ascott-u-Wychwood – 3.4 miles



Schools

Leafield C of E Primary School - 0.5 miles
Windrush Valley School – 3.2 miles
Burford School – 9.2 miles
Cokethorpe School – 9.4 miles



Train station

Finstock – 3 miles
Charlbury – 3.9 miles



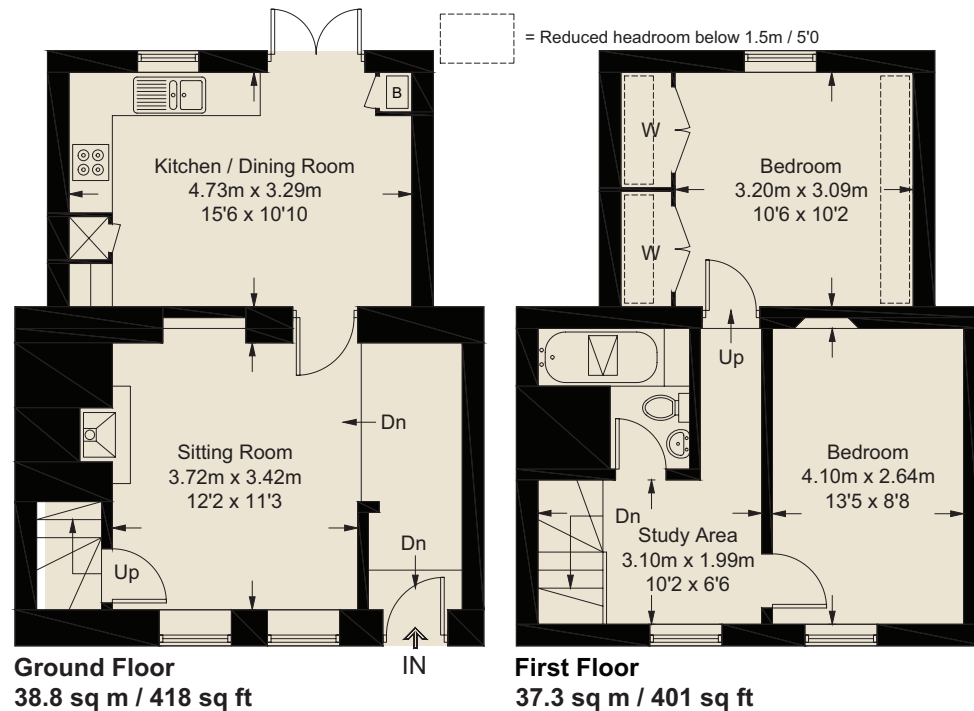
Members Clubs

Estelle Manor – 6 miles
The Club by Bamford, Daylesford - 10 miles
Soho Farmhouse, Great Tew – 12.8 miles





Newhouse Cottage, Leaffield, OX29 9QQ



Approximate Gross Internal Area = 76.1 sq m / 819 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1198612)

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