



CORNBURY COTTAGE

LEAFIELD, OXFORDSHIRE

A charming three/four bedroom period stone cottage with driveway parking, stunning rear garden and countryside views, located in the highly desirable village of Leafield

Ground Floor: Sitting room • Kitchen • Sun room
Snug • Music room/fourth bedroom • Shower room

First Floor: Principal bedroom • Double bedroom
Bathroom

Second Floor: Double bedroom

Outside: Driveway parking
Pretty rear garden with views
Stone outbuilding and garden workshop/store

Butler 
Sherborn

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DESCRIPTION

Dating back approximately 270 years and nestled in the highly sought-after village of Leaffield, Cornbury Cottage is an extended and beautifully maintained semi-detached home with many unique features, including exposed stone walls, wooden beams, and a spiral staircase. The cottage offers three bedrooms and a potential fourth bedroom on the ground floor with separate shower room. The property also benefits from off-street parking and a pretty, enclosed garden that enjoys lovely views over the surrounding countryside.

SERVICES

Mains water, electricity and gas. Private drainage. Fibre Broadband. (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 E

VIEWINGS

Please telephone Katy at Butler Sherborn, Burford
Office T 01993 822325 or The London Office T 0207 839
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DIRECTIONS (OX29 9PG)

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 Leafield 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. Cornbury Cottage can be found down the lane on the left.

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Pubs

The Fox, Leafield - within walking distance
The Lamb Inn, Crawley 2.9 miles



Schools

Leafield C of E Primary School - within walking distance
Cokethorpe school - 8.5 miles
Windrush Valley Prep School 2.8 miles



Train station

Charlbury 5.3 miles
Oxford 16.4 miles



Members Clubs

Daylesford Organic Shop and Spa 9.6 miles
Soho Farmhouse 13.3 miles
Estelle Manor 6.5 miles

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Cornbury Cottage, Witney Lane Leafield, Witney, OX29 9PG



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