

THE KITE'S NEST

1 AKEMAN ROAD, NORTH LEIGH OX29 6AH

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This attractive family home enjoys a quiet, tucked-away position with a delightful open green aspect to the front. Stylish and beautifully presented accommodation is set across two floors and the welcoming entrance hall is just the beginning of the fabulous living space. The open plan, contemporary fitted kitchen/dining/family area is a truly wonderful centre point with two sets of doors to the garden. The kitchen is fitted with an excellent range of contemporary white units, built in appliances with ample room for dining alongside the sofa seating to enjoy the view across the garden. A separate study and WC complete the fantastic ground floor picture. The first floor is home to four double bedrooms, bedroom five/dressing room, two modern shower rooms, and chic house bathroom with separate shower. From the spacious landing double doors open onto a balcony where you can enjoy beautiful countryside views. Delightful and generous gardens afford a high degree of privacy and are a safe space for children and pets alike, the wonderful terrace is a superb spot for alfresco dining.



Generous

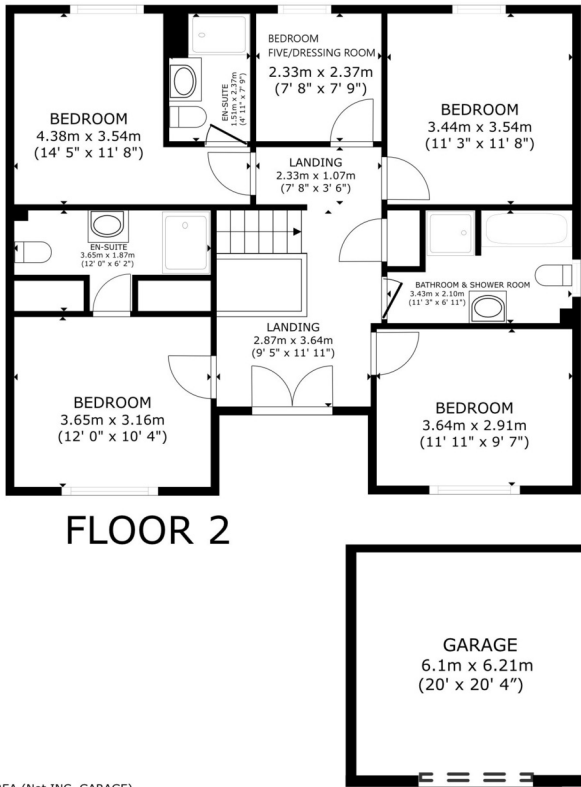
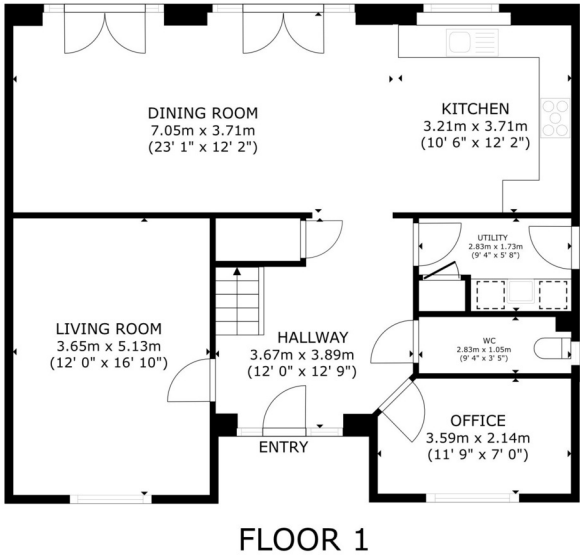
GUIDE PRICE

£780,000





Akeman Road Floorplan



GROSS INTERNAL AREA (Not INC. GARAGE)
FLOOR 1 88.7 m² (955 sq.ft.) FLOOR 2 86.3 m² (929 sq.ft.)
TOTAL : 175.0 m² (1,883 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band G - £3,804.09

Parking:
Double Garage & Driveway

Local Authority:
West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LOCATION COMMENT

North Leigh lies midway between Woodstock and Witney and has a village shop/post office, library, church and two pubs. A bus service operates to Oxford (9 miles) and the local market town of Witney (3 miles). A landmark is the disused windmill located at the heart of the village. It boasts an excellent primary school and sports teams for both cricket and football. A small supermarket and further amenities are available in nearby Long Hanborough. There are many good country walks nearby. Oxford is also easily accessed via the A40 and at Hanborough station there are regular trains into Oxford/London. The nearby market town of Witney also has a variety of shops, restaurants, a leisure centre and cinema.



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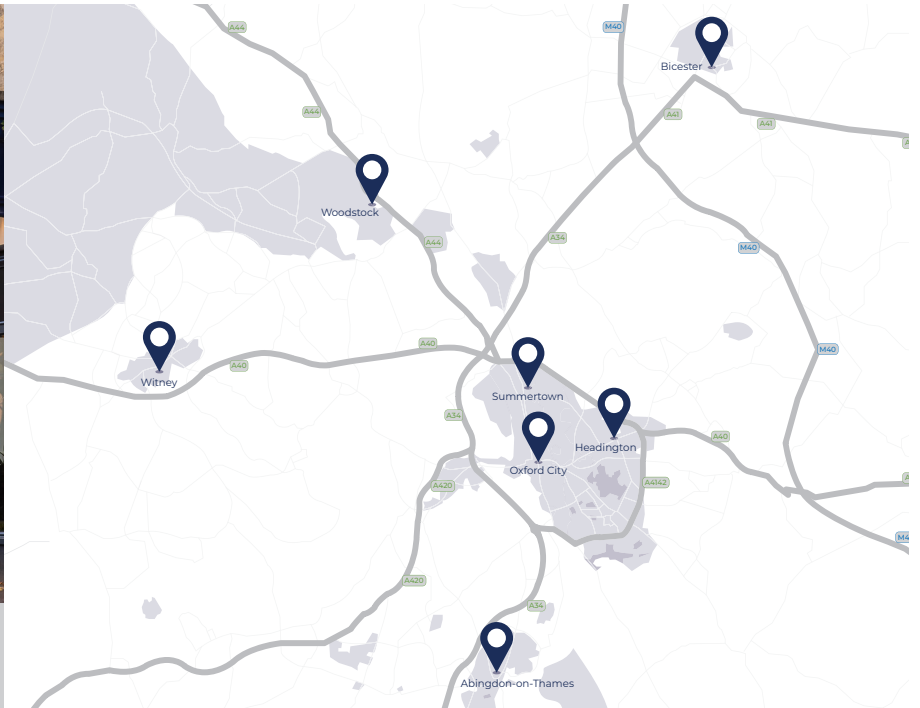
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