

SUNSET VIEW

54 COMMON ROAD. NORTH LEIGH OX29 6RB

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Nestled within the heart of a popular location, this charming detached house offers immense potential to update and extend, subject to the necessary consents, allowing the new owner to tailor the property to their individual taste. Offering delightful garden and field views, this property features a unique combination of tranquillity and convenience with the bustling towns of Witney and Woodstock a short drive. Boasting no onward chain, this property has been in the same ownership for an impressive 60 years, a testament to the wonderful village community, surrounding countryside and nearby wider amenities.

The property's exterior enjoys a generous westerly facing garden providing the perfect setting for outdoor relaxation and entertaining. The property also benefits from a driveway, ensuring ample space for off-road parking plus garage.

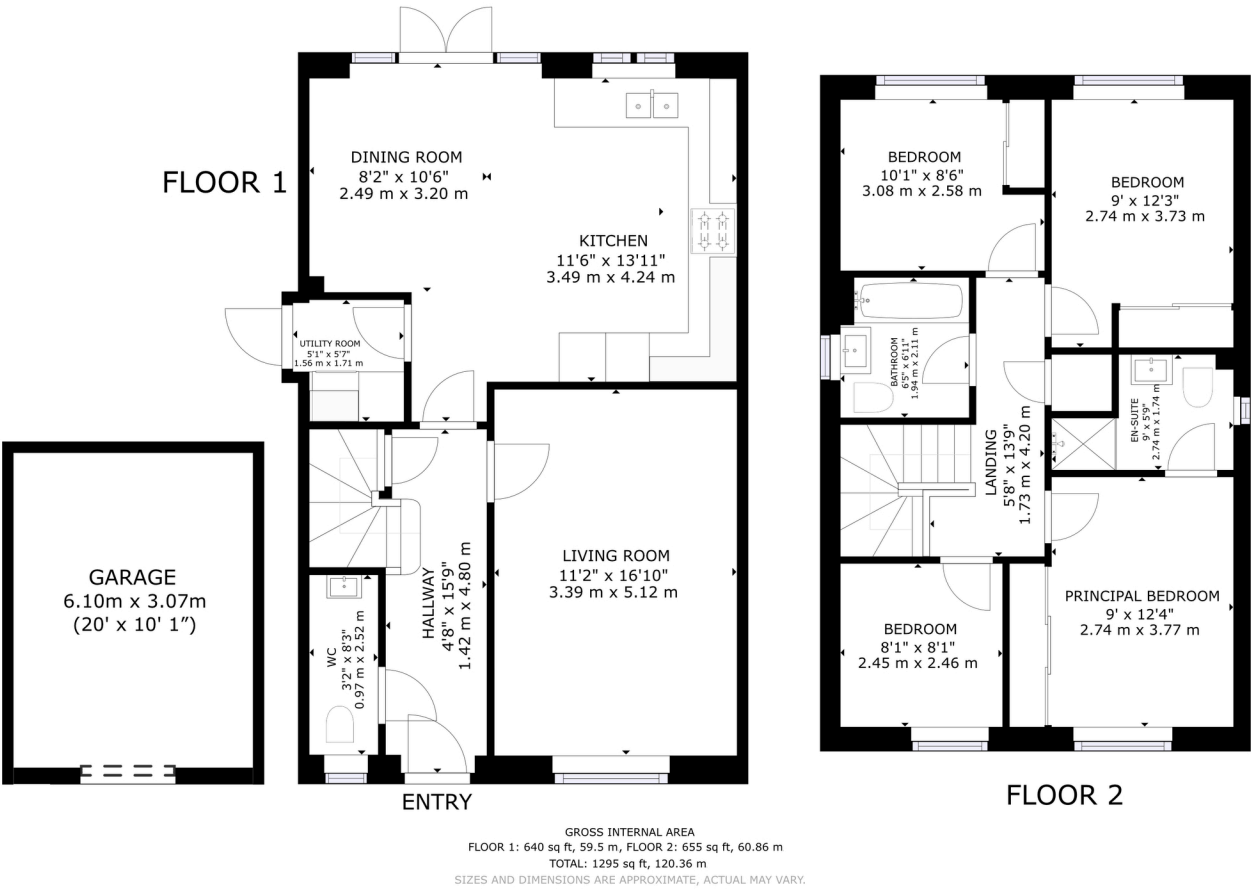
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GUIDE PRICE

£500,000

**Generous**





Council Tax:
Band D - £2,394.39

Parking:
Off-street parking & Garage

Local Authority:
West Oxfordshire District Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	8
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. A small supermarket and further amenities are available in nearby Long Hanborough. There is a primary school with secondary education in Eynsham, Woodstock, and Witney. 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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