

3 MILLERS CLOSE

NORTH LEIGH OX29 6AJ

Breckon & Breckon
est. 1947

3 Millers Close

North Leigh OX29 6AJ

Enjoying a tucked-away position at the head of a quiet cul-de-sac, overlooking an open green, this beautifully presented family home is a 'must see'. Within walking distance of the centre of this favoured village which boasts an excellent primary school, shop and library, this wonderful home, built three years ago offers approx. 1,198 sq ft of light and airy accommodation. The spacious accommodation has a good size sitting room to the front with ample room for sofa relaxing, and a wonderful kitchen/dining area with doors to the garden. The kitchen is fitted with a superb range of modern units including integrated appliances with plenty of room for a family dining/entertaining. The utility area and WC complete the ground floor picture. The principal bedroom has an ensuite shower with three further bedrooms served by the contemporary fitted bathroom. Laid to lawn the garden offers a great space for children and pets alike, and the patio adjacent the kitchen/dining room is ready for entertaining on warm evenings. The driveway to the side offers off-street parking plus a single garage.

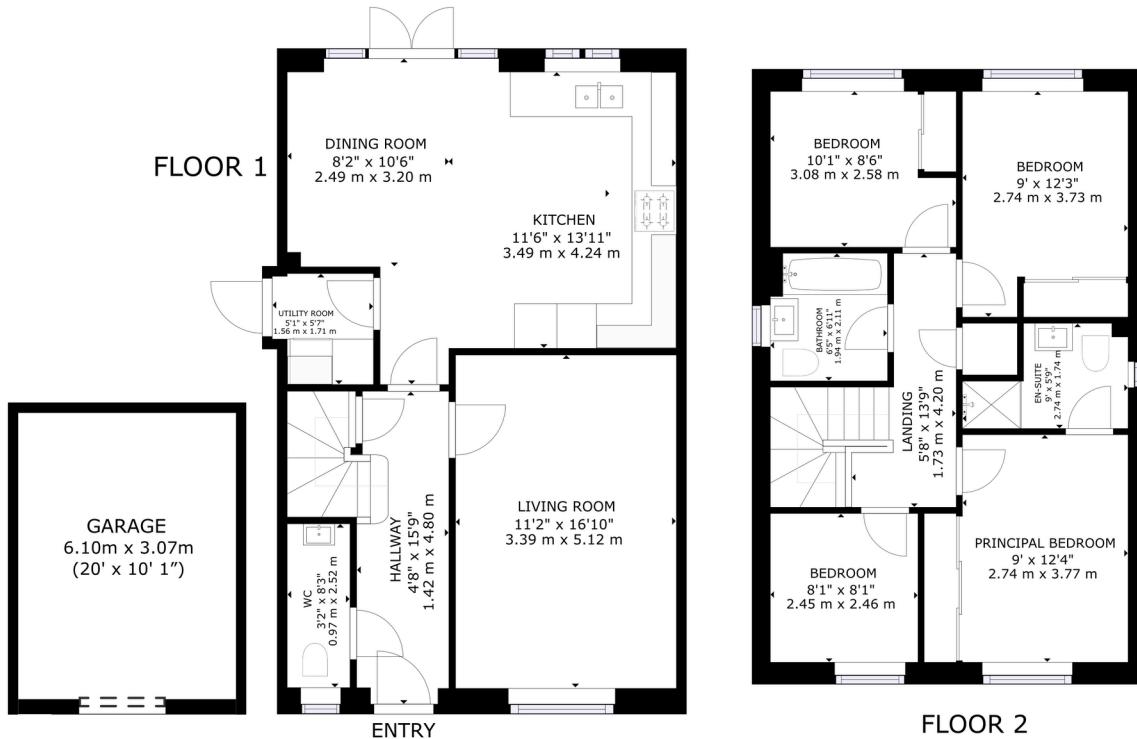


GUIDE PRICE

£550,000







Council Tax:
Band E - £2,926.48

Parking:
Off-street parking & Garage

Local Authority:
West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		84
(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.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
est. 1947



Every office has access to **every buyer** registered across our network of seven offices.

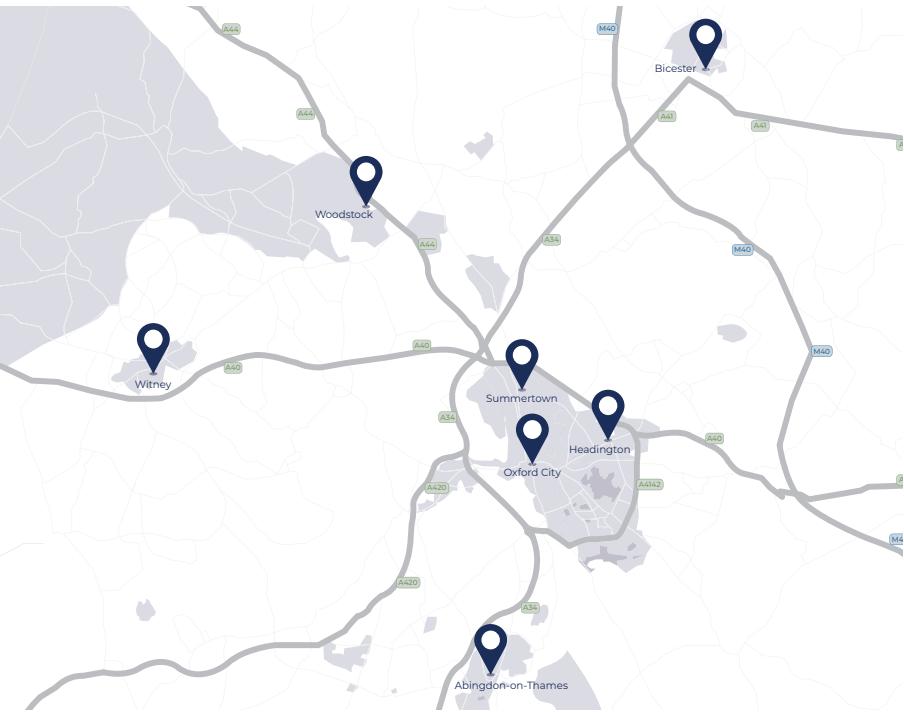
Sharing a single database of buyers ensures maximum exposure for our clients.

Witney Sales

10 Market Square
Witney
Oxfordshire
OX28 6BB
t: 01993 776 775
e: witney@breckon.co.uk



FROM LEFT: Alexander Chappell,
Julia Briggs, Sarah Thomas,
Madison Peedell, John Bouwer



Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre

t: 01865 244 735 (sales)
t: 01865 20 1111 (letting)
e: post@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 24 24 23 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



breckon.co.uk

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.