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ESTATE AGENTS

36 WILBUR

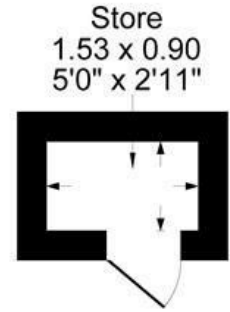
POST

Lower End, Leaffield, Witney

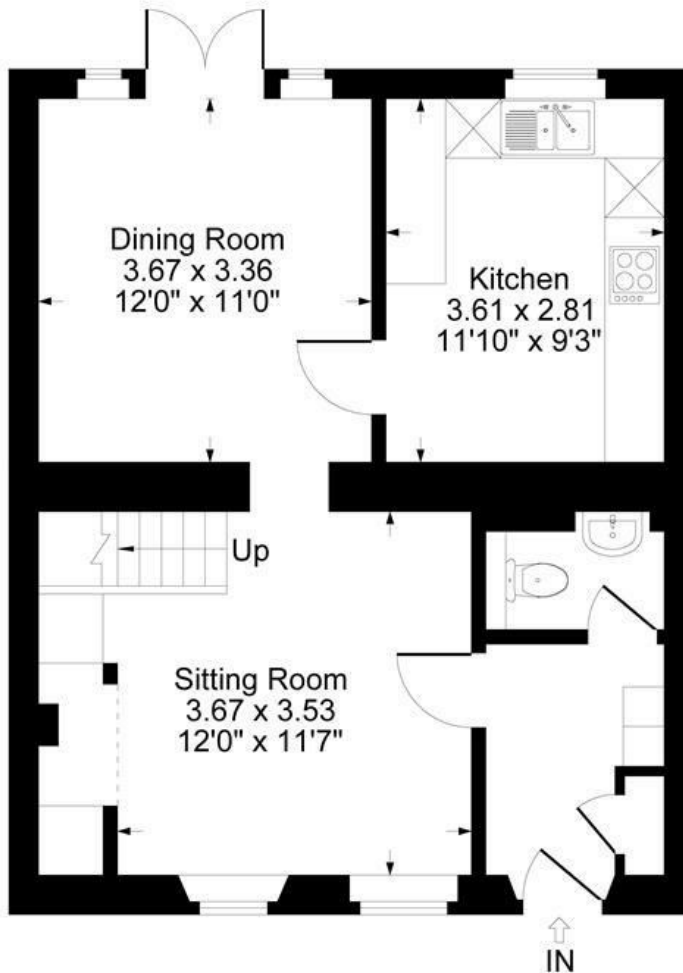


Approximate Gross Internal Area
Ground Floor = 49.54 sq m / 533 sq ft
First Floor = 49.54 sq m / 533 sq ft
Outbuilding = 1.37 sq m / 15 sq ft
Total Area = 100.45 sq m / 1081 sq ft

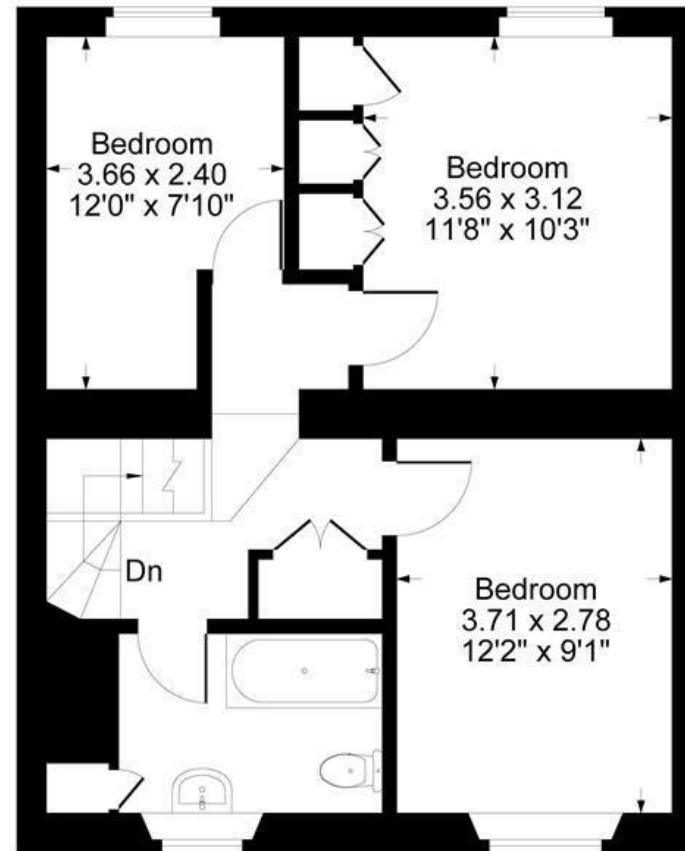
Illustration for identification purposes only,
measurements are approximate, not to scale.



Outbuilding



Ground Floor



First Floor

The Property

The ground floor accommodation comprises a lovely entrance hall with great storage, sitting room with Cotswold stone fireplace with a wood burning stove, flagstone flooring, two window seats and exposed beams. Dining room with oak flooring and French doors leading out to the spectacular garden. Well-appointed kitchen with tiled flooring, gas hob and double oven with plumbing for washing machine and dishwasher.

Smart stairs lead to the first floor where there are three double bedrooms and family bathroom.

Outside

To the front of the property is off-street parking for one vehicle.

The rear garden is a fabulous space. Mainly laid to lawn with the addition of patio areas offering a private and tranquil place to appreciate the surroundings and is perfect for al fresco dining and entertaining. There is also a useful outbuilding for storage and a gate giving direct access on to the playing field beyond.

Situation

Leaffield is a popular village with a thriving community that benefits from a post office/shop, public house, village hall and community gym. St Michael's church sits proudly in the middle of the village and was designed by the eminent Victorian architect Sir George Gilbert Scott. There is a primary school and a pre-school group, as well as being in the catchment area of Burford School and Community College. Leaffield is situated in an Area of Outstanding Natural Beauty and there are several scenic walks and bridle paths. Excellent rail links from Charlbury (trains to Paddington 70 mins) and Oxford Parkway (trains to Marylebone 45 mins). The nearby market town of Witney provides a wide range of amenities including a hospital, large supermarkets including Waitrose and M&S alongside a range of eateries, recreational and sporting facilities.





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