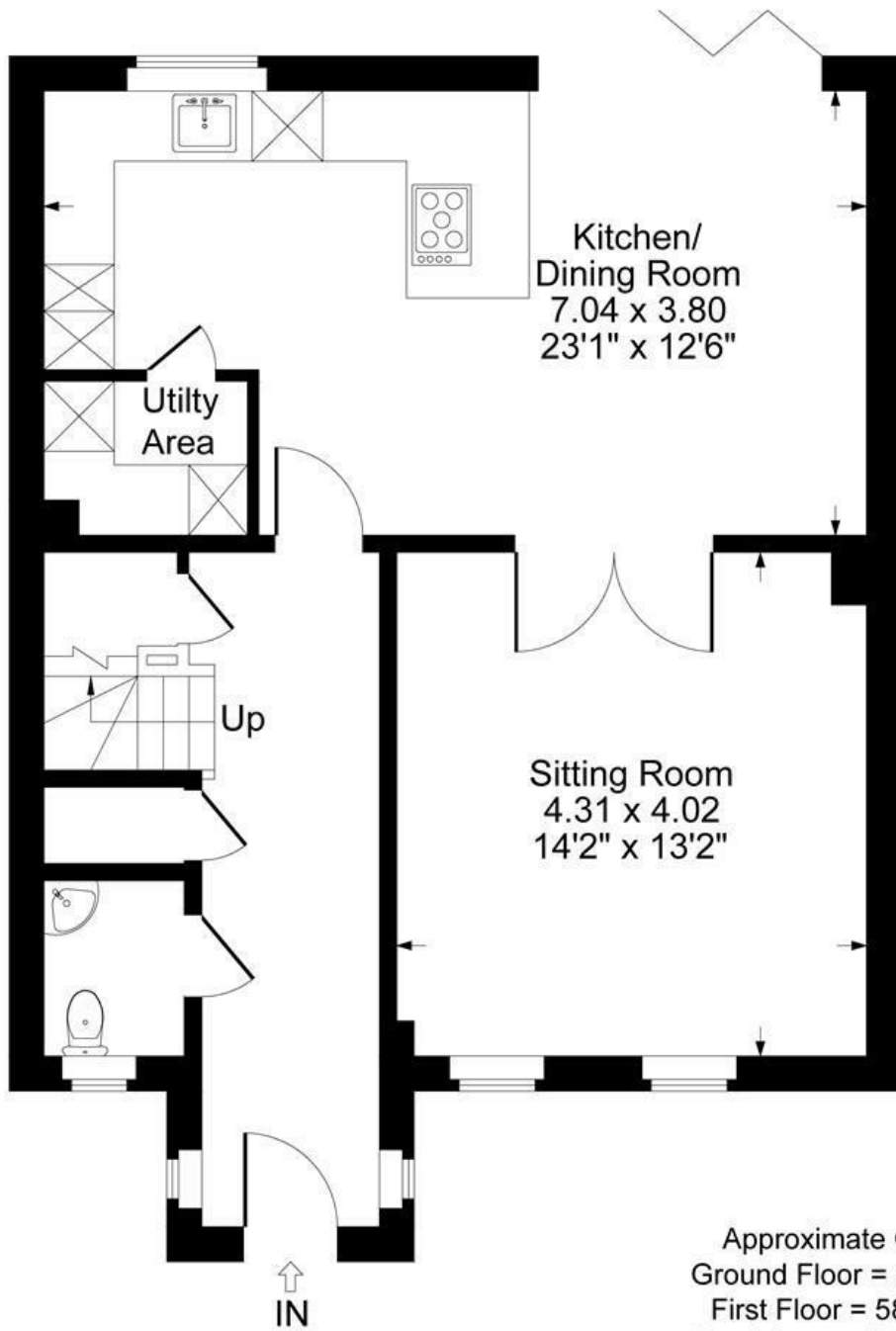


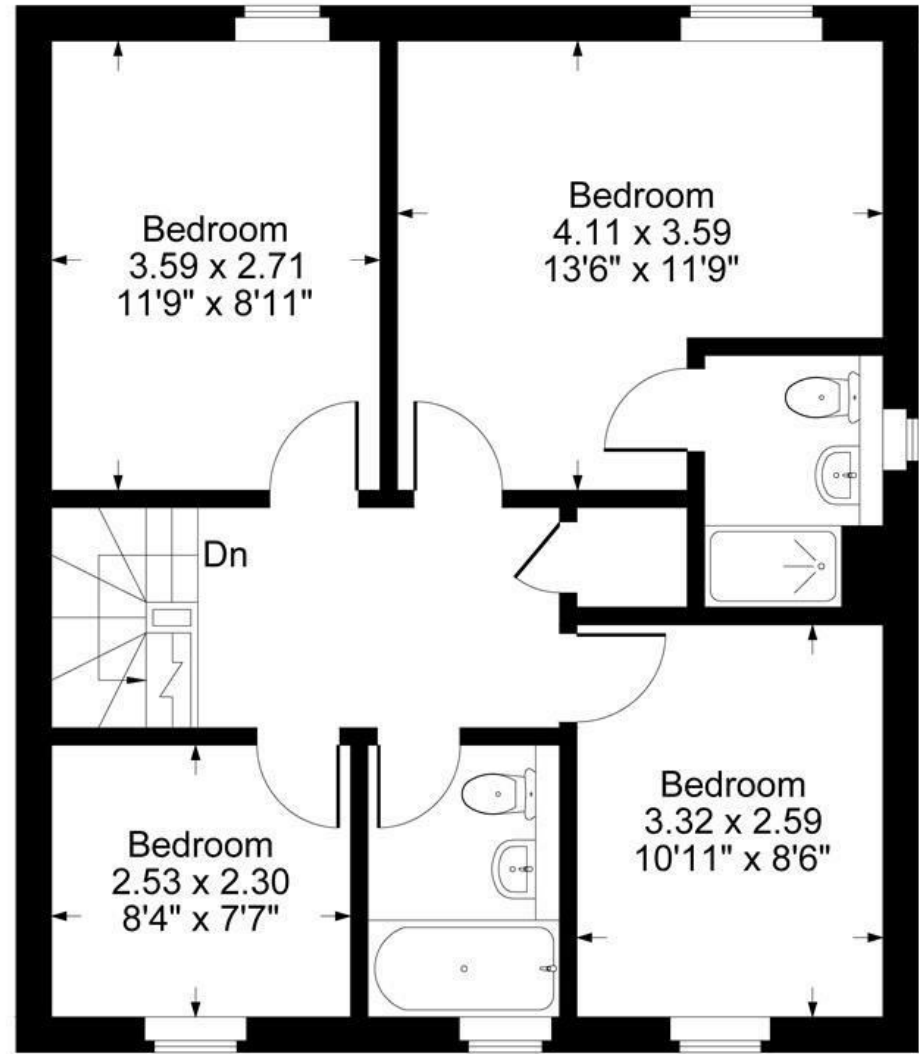


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ESTATE AGENTS

Lower End, Leafield



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 60.37 sq m / 650 sq ft
First Floor = 58.15 sq m / 626 sq ft
Total Area = 118.52 sq m / 1276 sq ft

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

Photographs are CGI and are for illustrative purposes only.

The Property

Due to be completed in September, an impressive new build, detached four-bedroom family home, offering contemporary living space in a sought-after village location.

On the ground floor, you'll find a welcoming entrance hall with a WC and storage cupboard. The heart of the home is the open-plan kitchen and dining area, featuring sleek finishes and bifold doors that open onto the private rear garden - perfect for entertaining and alfresco dining. A separate utility room adds convenience, while the large living room provides a comfortable space to relax. There is underfloor heating throughout the ground floor.

Upstairs, the property boasts four well-appointed bedrooms. The principal bedroom benefits from its own ensuite shower room, while the other three bedrooms share a stylish family bathroom.

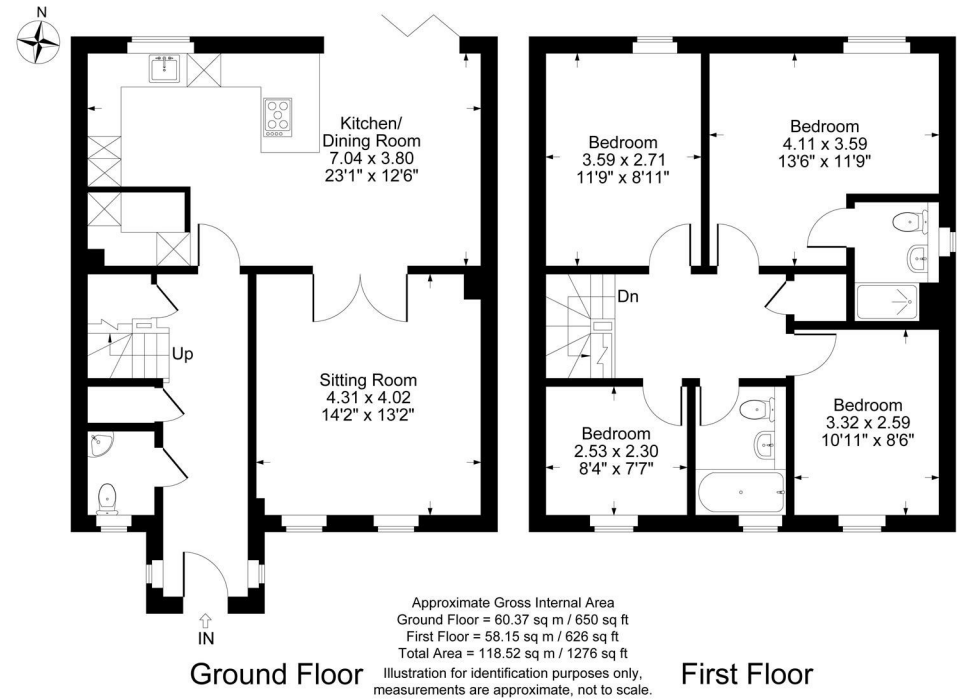
This well designed, functional new home offers an exciting opportunity to enjoy contemporary village living.

Outside

The home benefits from off-street parking at the front, with space for two vehicles. The rear garden is a private, enclosed space that will soon be completed with a lawn and patio area.

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 bridlepaths. 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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