



FAIRFAX
— & Co —
ESTATE AGENTS

Lower End, Leaffield



Utility Room
2.40 x 1.70
7'10" x 5'7"

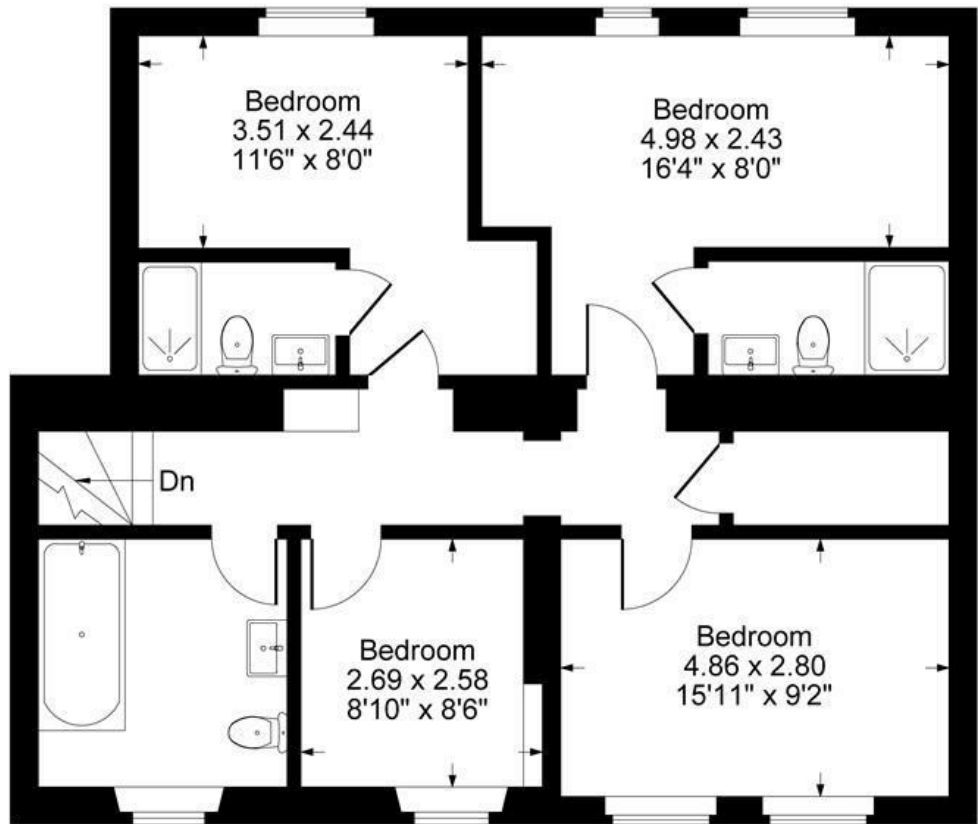
Kitchen/
Dining Room
6.82 x 3.43
22'5" x 11'3"

Family Room
5.21 x 3.77
17'1" x 12'4"

Sitting Room
4.20 x 3.98
13'9" x 13'1"

↑
IN

Ground Floor



Bedroom
3.51 x 2.44
11'6" x 8'0"

Bedroom
4.98 x 2.43
16'4" x 8'0"

Dn

Bedroom
2.69 x 2.58
8'10" x 8'6"

Bedroom
4.86 x 2.80
15'11" x 9'2"

First Floor

Approximate Gross Internal Area
Ground Floor = 82.04 sq m / 883 sq ft
First Floor = 73.57 sq m / 792 sq ft
Total Area = 155.61 sq m / 1675 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

The Property

*Viewings available from Thursday 31st October 2024.

Currently undergoing a complete back-to-brick refurbishment and extension, this beautifully transformed home is due for completion in November 2024. While still retaining many of its period features and character, the property offers contemporary living in the heart of Leaffield.

You are greeted by a spacious hallway featuring a large storage cupboard and a convenient WC. From the hallway, step into a versatile family room, perfect for use as a study or additional reception area. This room flows into a spacious living room with two large windows, filling the space with natural light.

To the rear of the property, you'll find an impressive open-plan kitchen and dining room, complete with bifold doors and additional patio doors that open directly to the garden, perfect for indoor-outdoor living and entertaining. The kitchen area also features a large pantry cupboard and a separate utility room, adding to its functionality.

Upstairs, there are four well-appointed bedrooms, including two with modern ensuite shower rooms. A stylish family bathroom serves the remaining bedrooms.

This property blends thoughtful design with high-quality finishes, making it an ideal family home.

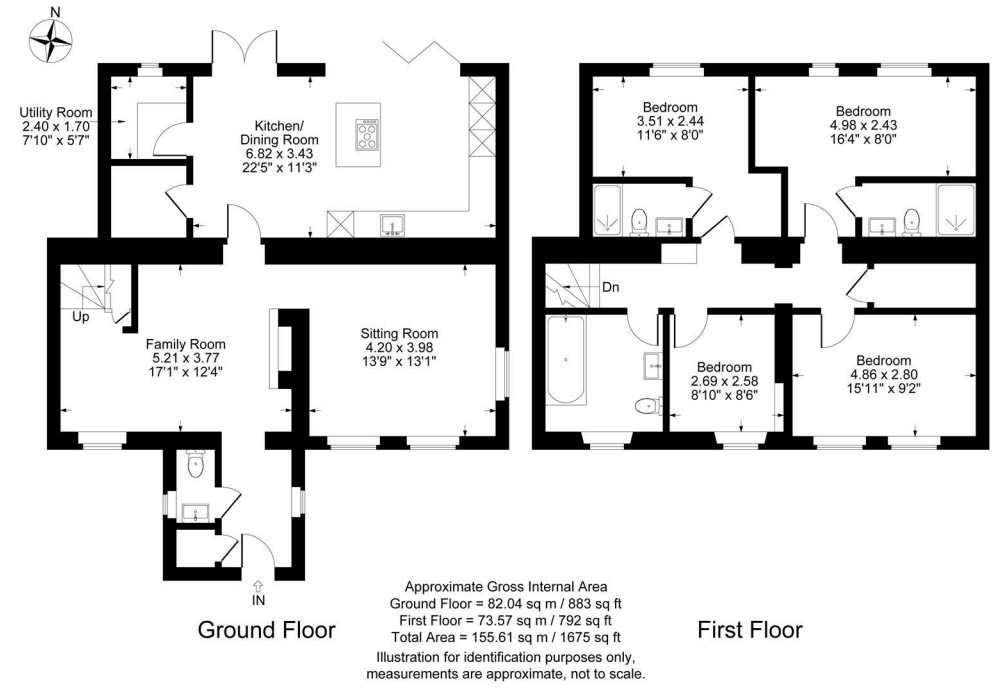
Images are CGI and are for illustrative purposes only

Outside

To the front of the property offers parking for two vehicles. The rear boasts a large garden, which is set to be newly lawned, along with a 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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