

MARTYN COX  
— & COMPANY —



5 Leigh Close, North Leigh – OX29 6RF  
Witney



## Welcome to 5 Leigh Close

A modern family home in a popular village, available with no onward chain.

A three bedroom family house with a southerly facing rear garden and garage with driveway parking. Popular village location within easy reach of Witney town centre and Hanborough train station.

The accommodation briefly comprises entrance hall, cloakroom, an L-shaped living/dining room with patio doors opening to the garden, kitchen, side hallway accessing a useful garden room (potential study/bedroom), three first floor bedrooms and a bathroom. Gas central heating and the property offers potential to make improvements and extend, subject to obtaining the necessary consents.

North Leigh is within easy reach of Witney, Oxford, Woodstock and Hanborough train station. There is a primary school, memorial hall/post office/library and two public houses. The village combines an attractive mixture of modern and older property and is an active and thriving community.

Council Tax band: E £2,639.96

EPC Energy Efficiency Rating: D

**Available with no onward chain**

**Living/dining room**

**Kitchen**

**Garden room (potential study/bedroom)**

**Three Bedrooms**

**Bathroom & cloakroom**

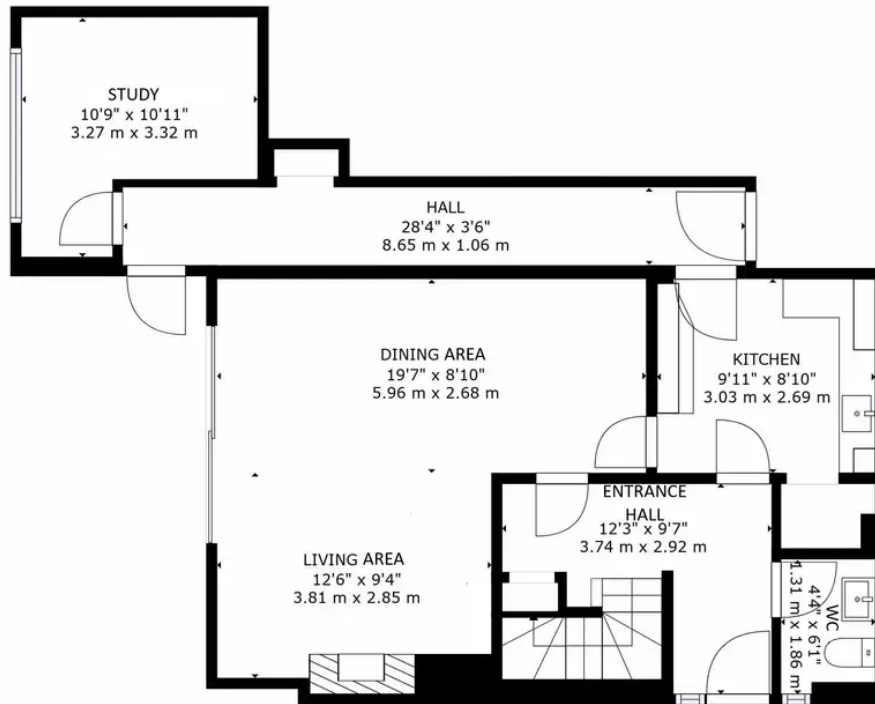
**Southerly facing garden**

**Garage & driveway**

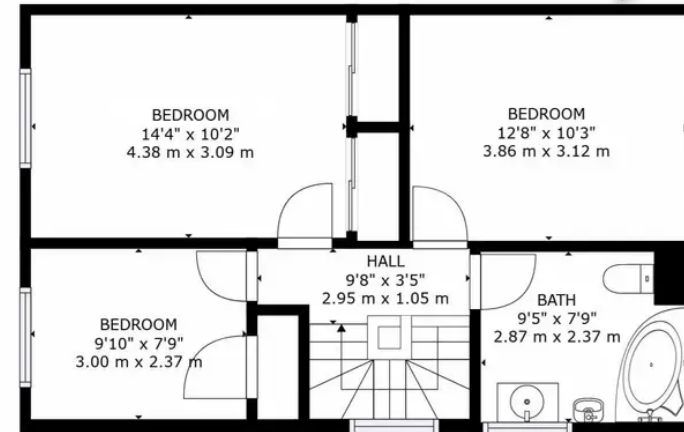








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 779 sq. ft, 72 m<sup>2</sup>, FLOOR 2: 553 sq. ft, 51 m<sup>2</sup>  
 TOTAL: 1332 sq. ft, 124 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# Martyn Cox & Company

Martyn Cox & Company, 6-8 Corn Street, Witney - OX28 6BL

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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only