

MARTYN COX
— & COMPANY —



103 Park Road

North Leigh, OX29 6SB

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A charming three bedroom semi detached property with a detached annexe and a long rear garden, in a lovely village setting.

Accommodation includes an entrance hall, sitting room and separate dining room (both have a fireplace), a spacious kitchen/breakfast room with Aga, cloakroom, rear lobby, three first floor bedrooms and a bathroom.

The detached annexe provides flexible space for family or hobbies (not business use). The plot is approximately 0.30 acres.

Property is to be used as a single private dwelling house with no business use and no additional buildings without approval from Eynsham Park Estate.

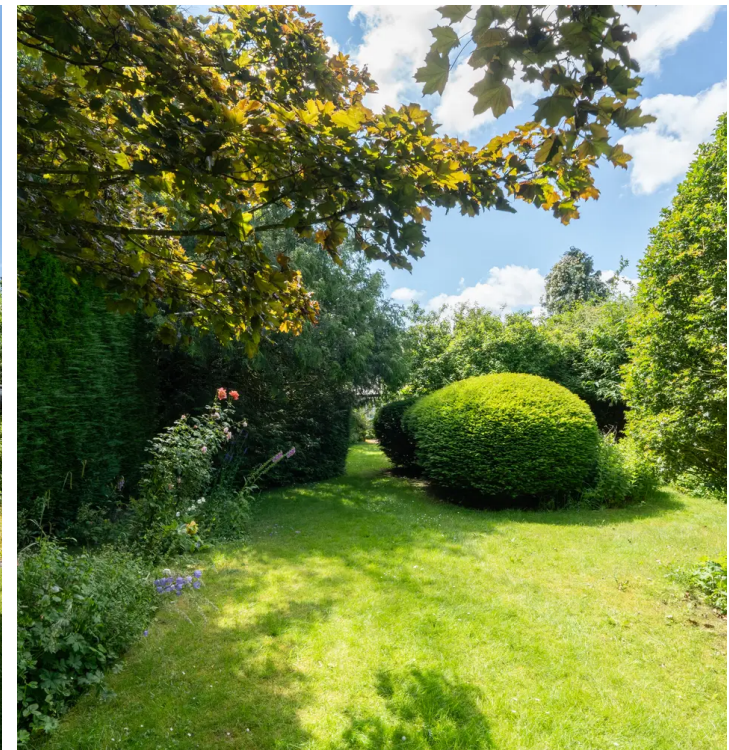
Council Tax band: D

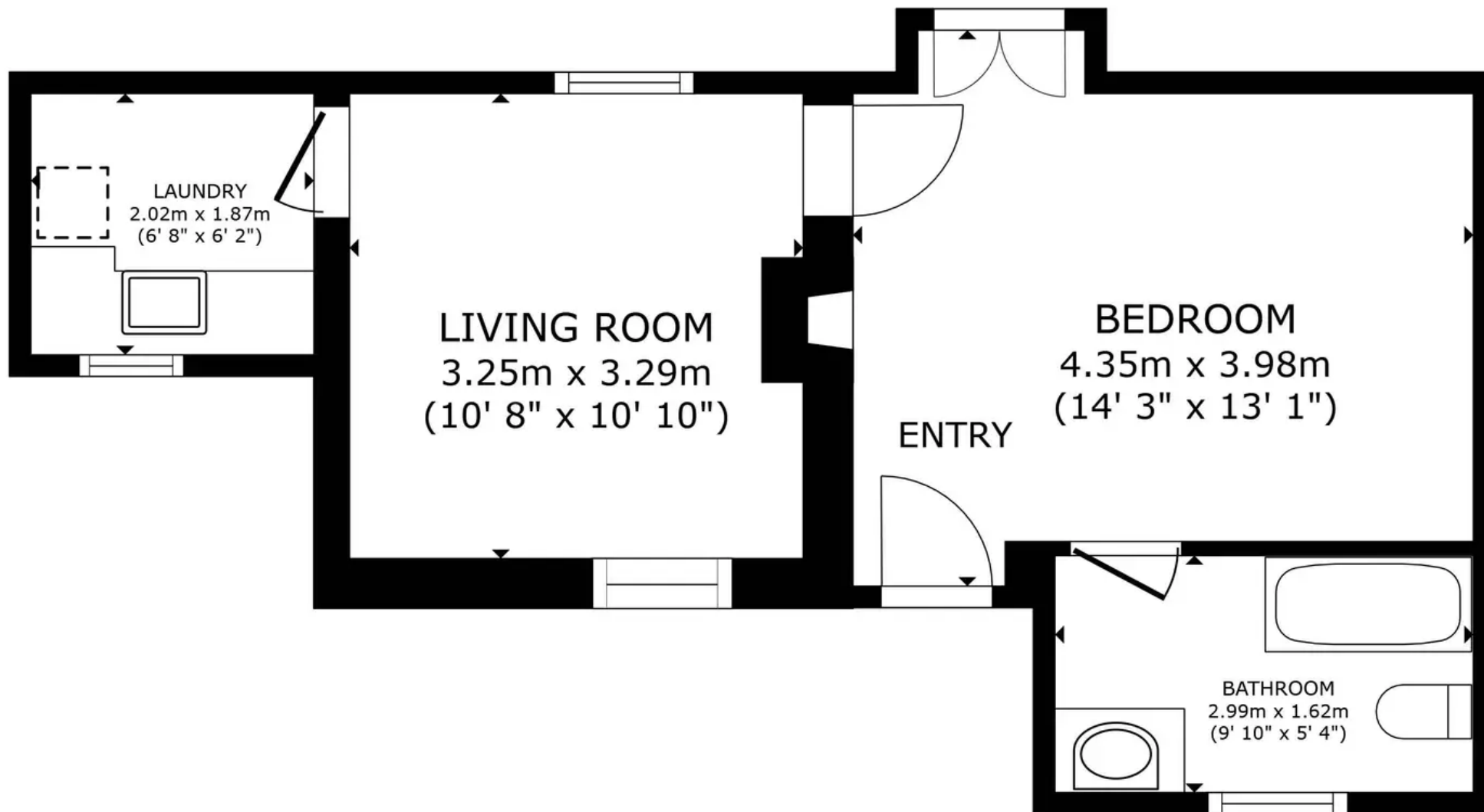
Tenure: Freehold

EPC Energy Efficiency Rating: F

Key Features:

- Three Bedrooms
- Solar Panels
- Electric Radiators/Heaters
- Electric Aga
- Detached Annexe
- Long Rear Garden
- Spacious Kitchen
- Separate Living & Dining Room

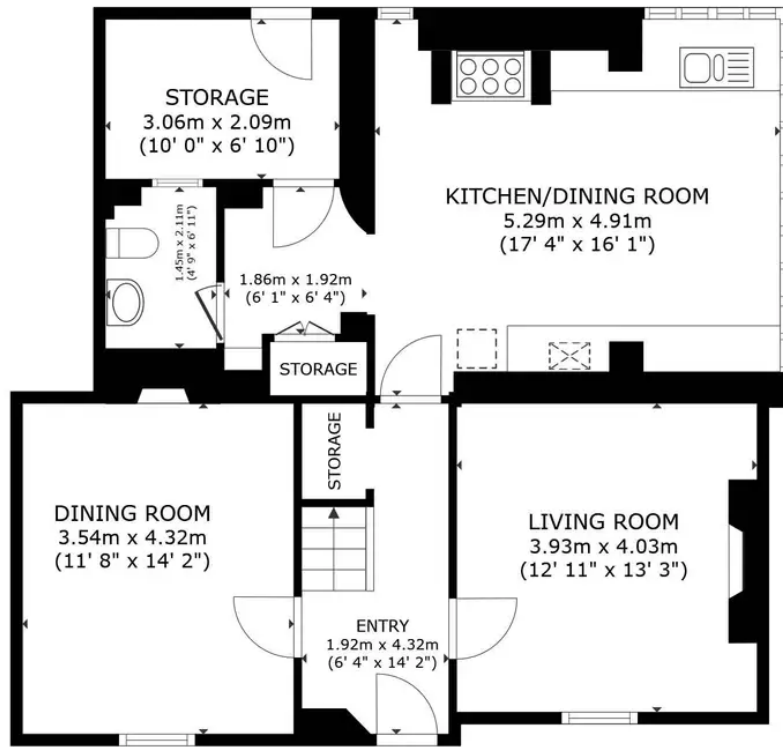




FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 36.8 m² (397 sq.ft.)
TOTAL : 36.8 m² (397 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 84.3 m² (908 sq.ft.) FLOOR 2 61.9 m² (666 sq.ft.)
TOTAL : 146.2 m² (1,574 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Martyn Cox & Company

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These particulars are approximate and for illustrative purposes only. They have been prepared in good faith and not intended to be part of an offer or contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. photos, measurements, floor plans, distances, lease details, services charges and ground rent are given as a guide only.