

MARTYN COX  
— & COMPANY —



8 Wilcote View, North Leigh – OX29 6SF  
Witney

Guide Price £600,000



## 8 Wilcote View

North Leigh, Witney

Detached chalet bungalow with heated swimming pool and field views in the popular village of North Leigh.

Cul de sac location, end of chain.

- 3 bed (one situated on the ground floor currently used as a study)
- 2 bathrooms
- Good sized kitchen/breakfasting room
- Separate dining room
- Conservatory
- Sitting room
- Garage and private driveway
- Fields to the rear
- Swimming pool (separate boiler for heating).

Council Tax band: D

Tenure: Freehold

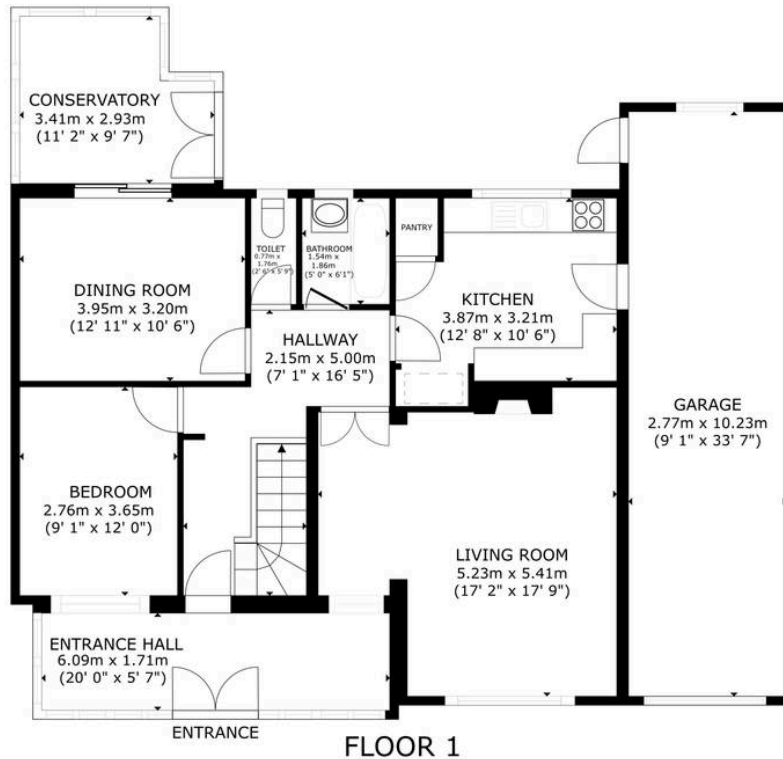








# Wilcote View Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 103.5 m<sup>2</sup> (1,114 sq.ft.) FLOOR 2 52.7 m<sup>2</sup> (567 sq.ft.)  
EXCLUDED AREAS : GARAGE 28.3 m<sup>2</sup> (305 sq.ft.) REDUCED HEADROOM 3.4 m<sup>2</sup> (37 sq.ft.)  
TOTAL : 156.2 m<sup>2</sup> (1,681 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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.