



Leys Field, Oxhill

Offers Over **£1,000,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Leys Field

Oxhill, Warwick

Sold with no onward chain, this exceptionally well-presented executive home featuring five double bedrooms and five bathrooms, along with stylish, versatile reception spaces. It is located in an exclusive development of just a few houses in the heart of a desirable community village, only a few minutes walk from the outstanding village pub. This village is easily accessible to a variety of schools, the Cotswolds, Stratford-upon-Avon, and rail connections to London.





Leys Field

Oxhill, Warwick

Exceptional five bedroom, five bathroom executive home in an exclusive village development. Spacious living, luxury kitchen, south-facing garden, double garage, EV charger, near schools and rail links.

Council Tax band: G

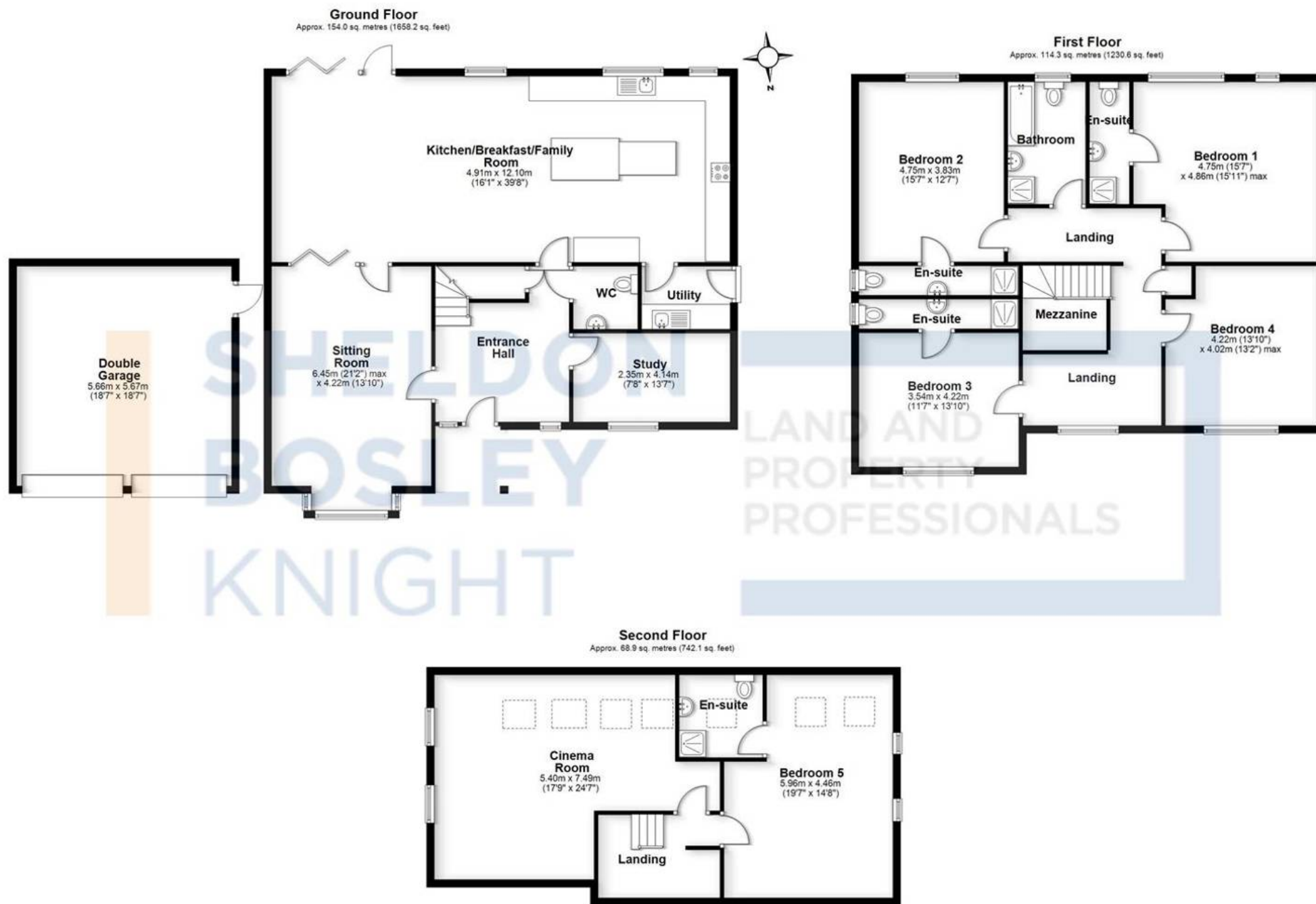
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- No Onward Chain
- Exceptionally Well-Presented Executive Home
- Five Double Bedrooms and Five Bathrooms
- Kitchen/Dining/Family Rooms Extending to Nearly 40ft
- Large Home Cinema/Snug
- Log Burner and Large Bay Window in the Formal Sitting Room
- Beautiful South-Facing Garden with Large Patio and Seating Areas
- Double Garage, Driveway and EV Charging Point
- 20 Minutes to Banbury for Mainline Fast Rail to London Marylebone
- Thriving Village Community with Popular Pub





Total area: approx. 337.3 sq. metres (3630.9 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



Sheldon Bosley Knight Shipston & Kington

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Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.