



# LINDEN

WITNEY LANE, LEAFIELD OX29 9PG



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Nestled in the heart of a sought-after village, this charming Grade II listed cottage presents a rare opportunity to own a charming period home with a delightful garden. Rich in traditional features Linden showcases exposed beams, flagstone flooring, an inviting inglenook fireplace with open fire, and classic ledge-and-brace doors.

Outside, the beautifully maintained rear garden offers excellent privacy and year-round interest, with a variety of mature flowers and shrubs. A paved patio provides a lovely spot for alfresco dining or simply enjoying the tranquil surroundings. Set within a picturesque and welcoming village known for its scenic walks and strong community spirit, this stone cottage offers the very best of village living with character, comfort, and charm.

## GUIDE PRICE

**£600,000**



Rear Garden





**Linden, Witney, OX29 9PG**

Approximate Gross Internal Area  
 Main House = 124.02 sq m / 1335 sq ft  
 Outbuilding = 4.83 sq m / 52 sq ft  
 Total = 128.85 sq m / 1387 sq ft



Illustration for identification purpose only, measurements approximate, and not to scale.

**Council Tax:**

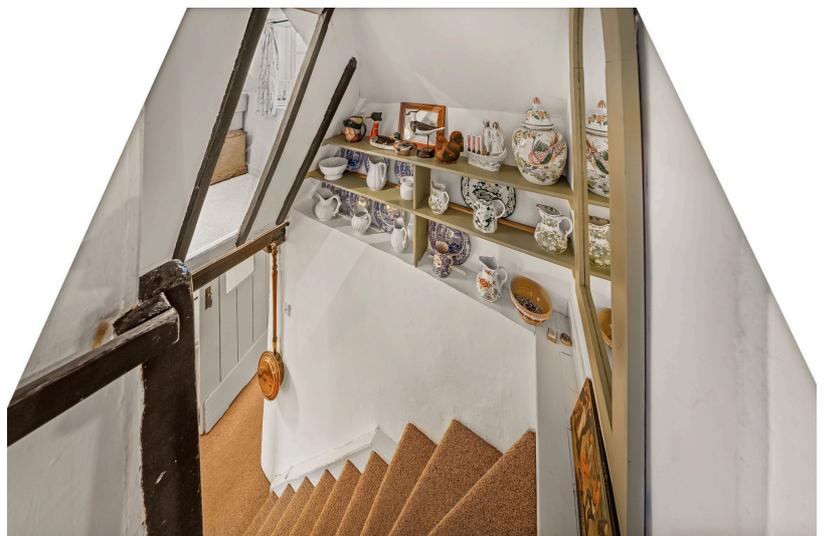
Band E - £3,068.79

**Parking:**

On-street parking

**Local Authority:**

West Oxfordshire District Council

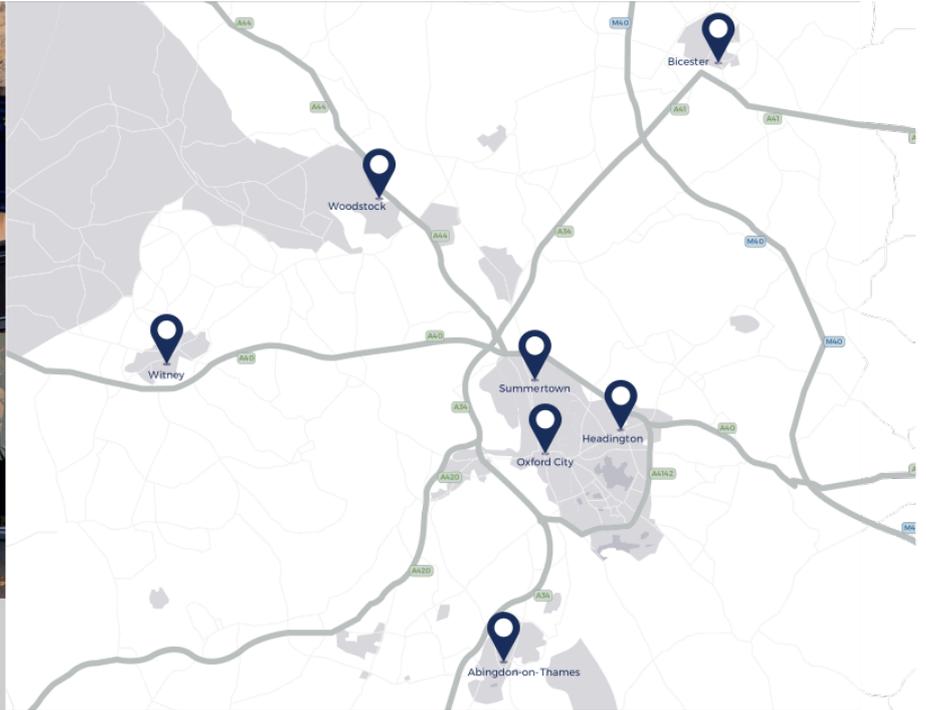


# LOCATION

*In an elevated location and with a broad village green, Leaffield is within the ancient area of the Wychwood forest and enjoys far reaching views from various places in the village. There is a mixture of traditional stone built cottages and more recent housing, and the village has a good range of local amenities including primary school, church, the Fox public house, the Pearl Chinese restaurant and a number of other businesses. It has a bus service and a main line station at Charlbury about four miles away.*



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