



Connells

Fairspear Road  
Leafield Witney





### Property Description

Offered with no onward chain and located in a sought-after village of Leaffield, this three bedroom semi detached family home requires renovation but is in a great location with a large amount of land to provide the opportunity for someone looking for a wonderful project.

As you walk into the porch, from here you have access to a galley style kitchen which features plenty of storage and room for appliances, with a wet room located just off of here. There are two receptions which are currently being utilised as a sitting room and separate dining area. The dining room has patio doors that lead out and into the generously sized garden which is mainly laid to lawn and features a greenhouse and a shed for storage.

As you walk upstairs you will find three well-proportioned bedrooms and a three piece family bathroom which completes the accommodation

Until the mid-nineteenth century, Leaffield was surrounded by the ancient forest of Wychwood. The village has a traditional green and an outstanding church. Being situated in an Area of Outstanding Natural Beauty, there are numerous picturesque walks and rides in the vicinity. Golf at Witney Lakes, Wychwood Golf Club (Lyneham) and Burford- all within about 6 miles.) as well as being in the catchment area of Burford School and Community College. The thriving community supports a Post Office/shop, public house and Chinese restaurant as well as a community gym.

### Kitchen

15' 9" x 8' 4" ( 4.80m x 2.54m )

### Dining Room

13' x 13' 3" ( 3.96m x 4.04m )

### Lounge

15' 9" x 11' 2" ( 4.80m x 3.40m )

### Wet Room

9' 7" x 8' 4" ( 2.92m x 2.54m )

### Bedroom One

7' 3" x 14' 1" ( 2.21m x 4.29m )

### Bedroom Two

10' 10" x 9' ( 3.30m x 2.74m )

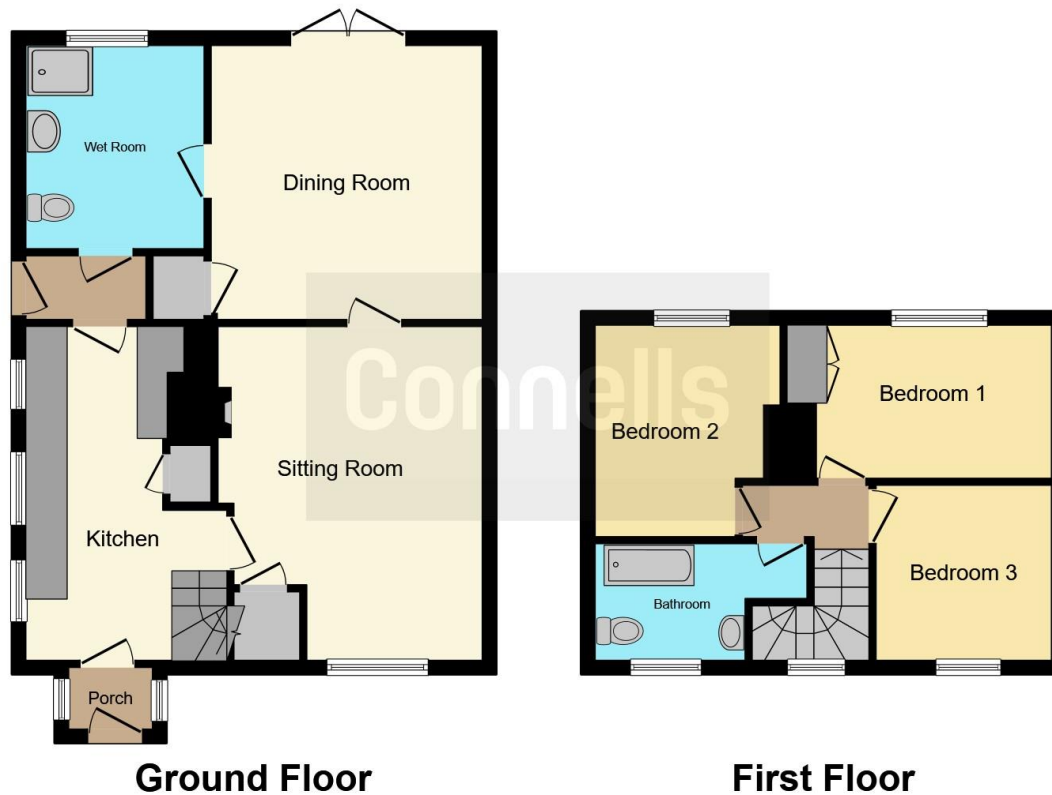
### Bedroom Three

8' 3" x 8' 3" ( 2.51m x 2.51m )

### Bathroom

5' 5" x 7' 5" ( 1.65m x 2.26m )





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: Council Tax  
 Awaited Band: C

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Tenure: Freehold



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