



Willowgate

24a Common Road, North Leigh, Oxfordshire OX29 6PA

Willowgate, 24a Common Road, North Leigh, Oxfordshire OX29 6RA

Willowgate, North Leigh is an attractive and individual 5 bedroom detached home of considerable character, built of natural stone in 2017. This substantial home situated on the edge of this sought after village is only a few miles from Witney and is presented in excellent condition throughout. The current owners, bought it from new and have more recently added quality fitted wardrobes, and upgraded the bathrooms and the cloakroom, to further enhance its appeal. The front leads into the hallway, and cloakroom, and the living room, and a separate study/sitting room. In addition, to the spacious kitchen/dining room overlooking the rear gardens, and a separate utility. From the hall, the stairs lead to the first floor, and open up into a galleried landing. The main bedroom has French doors opening to a glass Juliet balcony and a dressing area with fitted wardrobes leading through to an ensuite. Bedroom 2 also has its own ensuite; and there are 2 further double bedrooms and the family bathroom. Outside is the very useful detached, oak frame double garage. Above the garage, approached by an external staircase, is the 5th bedroom and a shower room, ideal for use as an annexe, or a private home-office space. The gravel drive and parking to the front, has space for several vehicles, and the private west facing rear gardens include a large patio with steps up to the lawn, and is enclosed by hedging.

Estelle Manor is on the doorstep and is an easy walk from the village.

The village has a good bus service to Witney, Oxford and Woodstock, and it is only 10 minutes drive to Long Hanborough train station to Oxford, and onto London Paddington.

The village also has its own primary school, local shop/post office, a village church, and the Masons Arms pub.

Material Information - sourced via - Ofcom:

All mains are connected. Ultrafast broadband is available. Mobile & Data Signals - good for EE, O2, Vodafone & Three.

Directions

Leave Witney via A4095 in the direction of North Leigh. Take the first turning on the left into Common Road. Proceed along, there is a private driveway between 24-28 Common Road. Turn left into this private driveway and the property is found on the right hand side.

Draft details - may be subject to alterations. 10H26





GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

Kitchen/Dining Room

Utility Room

Sitting Room/Study

FIRST FLOOR

4 Bedrooms

Ensuite & Dressing Area To Bedroom 1

Ensuite To Bedroom 2

Family Bathroom (with separate shower)

Double Glazing

Gas Central Heating

OUTSIDE

Large Private West Facing Rear Garden

Double Garage with room over - consisting of a bedroom and ensuite

Gravel Driveway For Several Vehicles



Price £895,000 Freehold
WODC Tax Band F / EPC Rating: 87/B

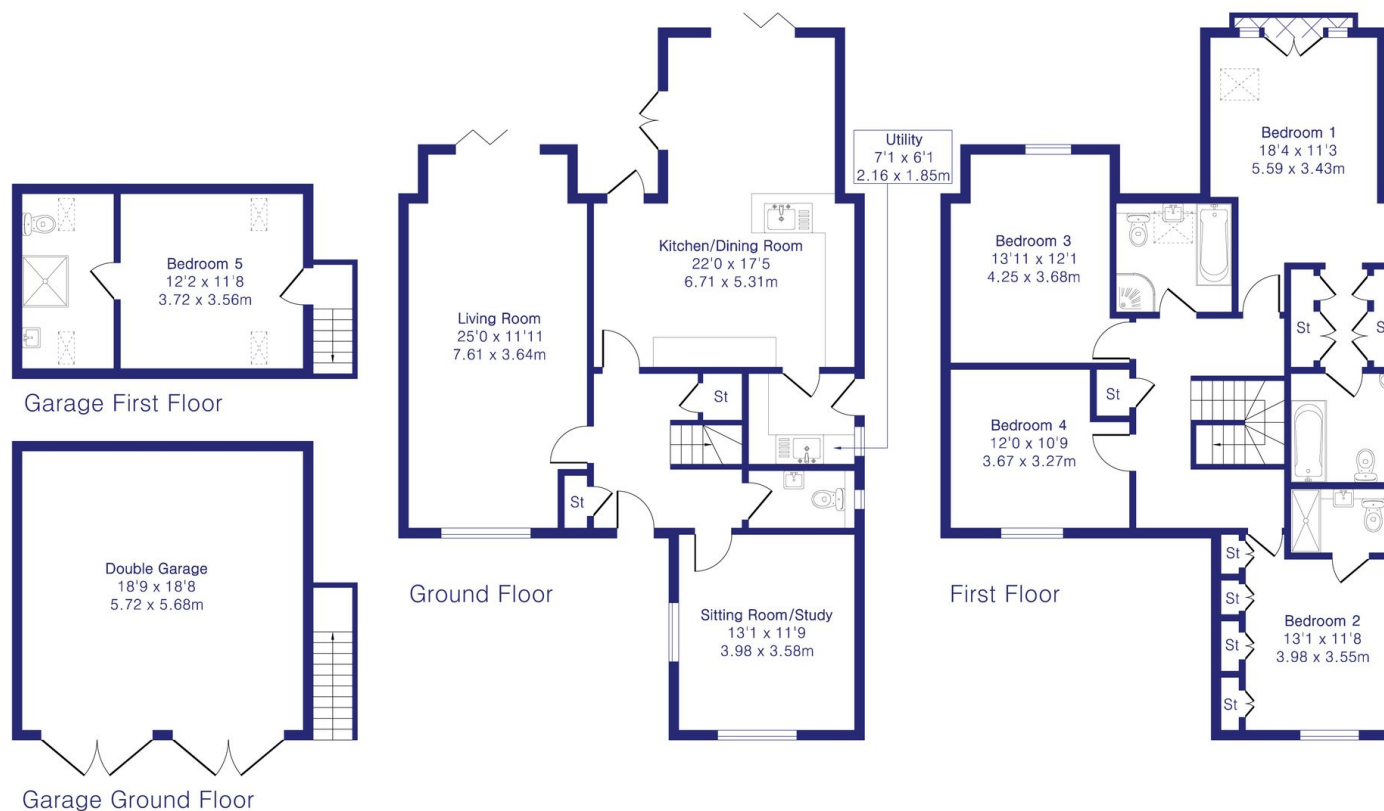
Approximate Gross Internal Area 2487 sq ft - 230 sq m (Including Garage)

Ground Floor Area 959 sq ft – 89 sq m

First Floor Area 959 sq ft – 89 sq m

Garage Ground Floor Area 350 sq ft – 32 sq m

Garage First Floor Area 219 sq ft – 20 sq m



Contact:

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