



13 Masons Grove
North Leigh, Oxfordshire OX29 6AD

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A very appealing 2 bedroom semi detached house, newly built in 2020 and peacefully situated on the edge of this sought after village, near Witney and the bus route. This attractive beautifully presented home offers a living/ dining room to the rear overlooking the very pretty south facing, private gardens which include a good size storage shed. The kitchen to the front is fitted and includes appliances. To the first floor there are 2 double bedrooms and a shower room. The property has the benefit of modern insulation levels, making it an inexpensive property to own, and has gas central heating and double glazing. The front provides side by side parking for 2 vehicles.

Material Information - sourced via Ofcom:

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

North Leigh village has a primary school, 2 public houses, a post office/village store, a village hall, library and St. Mary's Church. Long Hanborough train station is approximately 5 minutes drive, giving access to Oxford and London, Paddington.

Directions

On entering North Leigh, turn left into Common Road, then left at the junction with New Yatt Road, follow the road for approx. ¼ mile, and then turn right into Mason s Grove, the property can then be found on the left.

Draft details - may be subject to alterations. 30G26





GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen

Living/Dining Room

FIRST FLOOR

2 Double Bedrooms

Shower Room

Double Glazing

Gas Central Heating

OUTSIDE

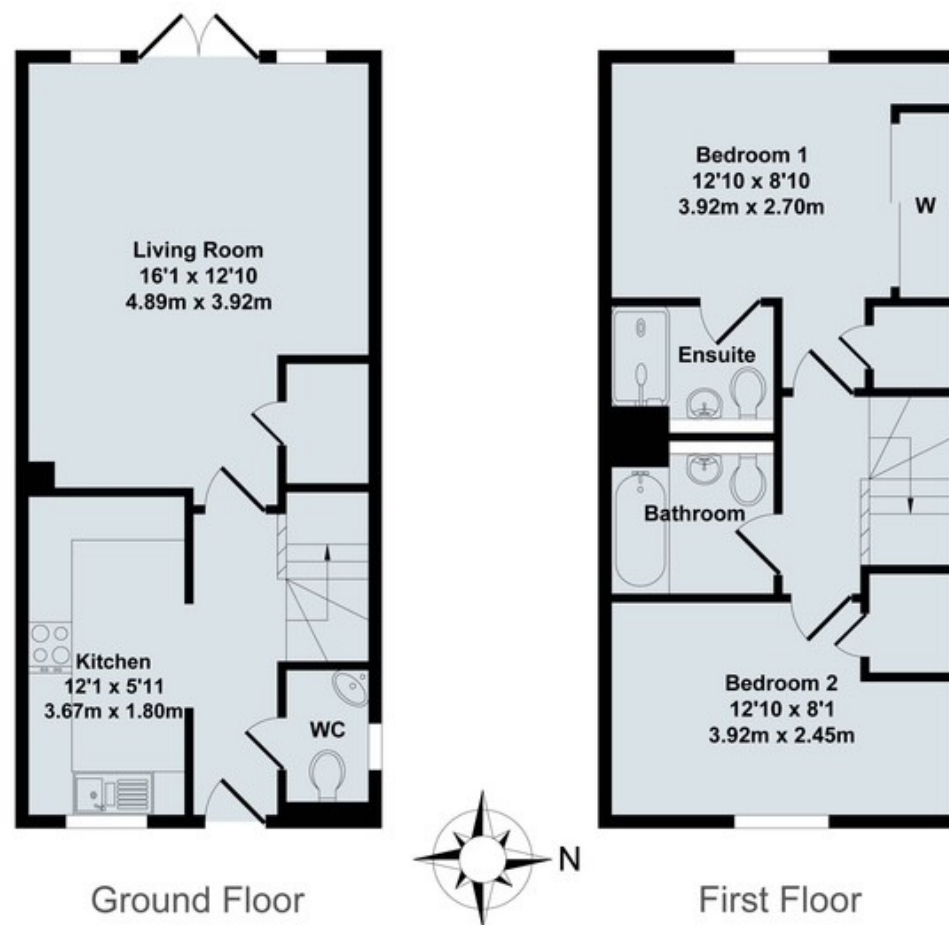
Private South Facing Garden

2 Parking Spaces To The Front

Current (2026) Annual Estate Charge: £279.78

Price £350,000 Freehold
WODC Tax Band C / EPC Rating: 84/B





Ground Floor

First Floor

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Total Approx. Floor Area 731 Sq.Ft. (67.90 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tel: 01993 772000 Email: witney@thomasmerrifield.co.uk

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