



# THE GRANARY

LOWER END, LEAFIELD OX29 9QQ



# The Granary

Lower End, Leafield OX29 9QG

Enjoying a prime village location this truly delightful cottage has a lovely garden to the rear with beautiful views across rolling countryside. The spacious accommodation is filled with period charm and offers a dual aspect sitting room with open fireplace, a separate dining room that overlooks the pretty gardens and the kitchen has exposed beams and is fitted with a wide range of country style units.

The pretty rear gardens have been well tended over the years, they afford a good degree of privacy and are stocked with a host of flowers and shrubs. A paved patio area adjacent to the sitting room provides an ideal area for alfresco dining and a place to take-in the lovely views. The double tandem garage and additional parking are further attributes. Overall, a character home with stunning views and one worthy of an early appointment to view to fully appreciate the truly delightful location.

## GUIDE PRICE

**£650,000**



3



2



1

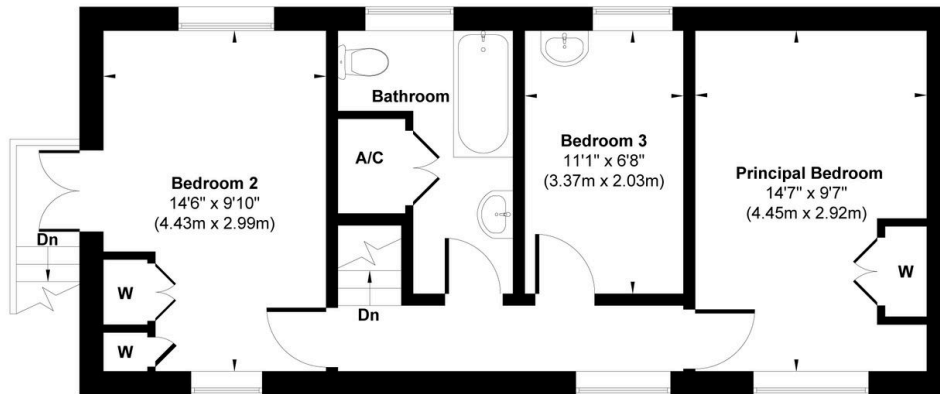
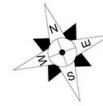


**Generous  
with views**

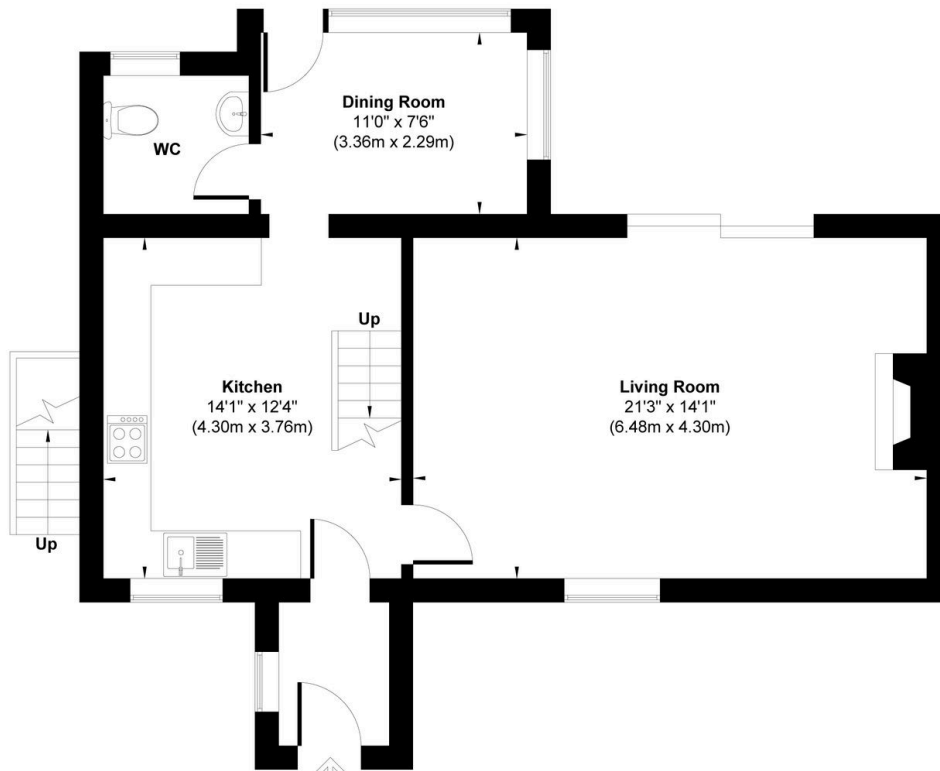




Approximate Gross Internal Area  
Main House = 102.91 sq.m / 1108 sq.ft



First Floor



Ground Floor

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

**Council Tax:**

Band E - £3,206.43

**Parking:**

Double tandem garage

**Local Authority:**

West Oxfordshire District Council

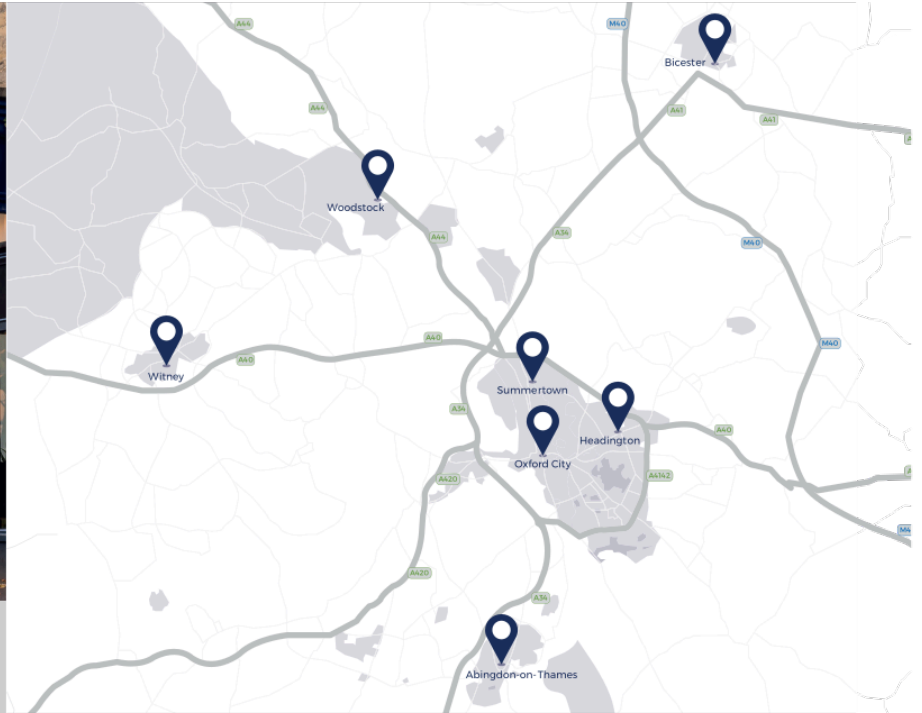


# LOCATION

*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, 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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FROM LEFT: Alex Chappell,  
Sarah Thomas, Julia Briggs,  
Rose McDermott and John Bouwer

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