

THE OLD HOUSE

15 PARK ROAD, NORTH LEIGH OX29 6SA

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This attractive, individual home is nicely secluded and not visible from the road. A characterful property offering a superb opportunity for refurbishment to create a wonderful family home with a two acre plot, countryside views and outbuildings. The spacious accommodation offers circa 2700 sq ft of living space with period features including inglenook fireplace, gas Aga, tiled floors, flagstones, and beams.

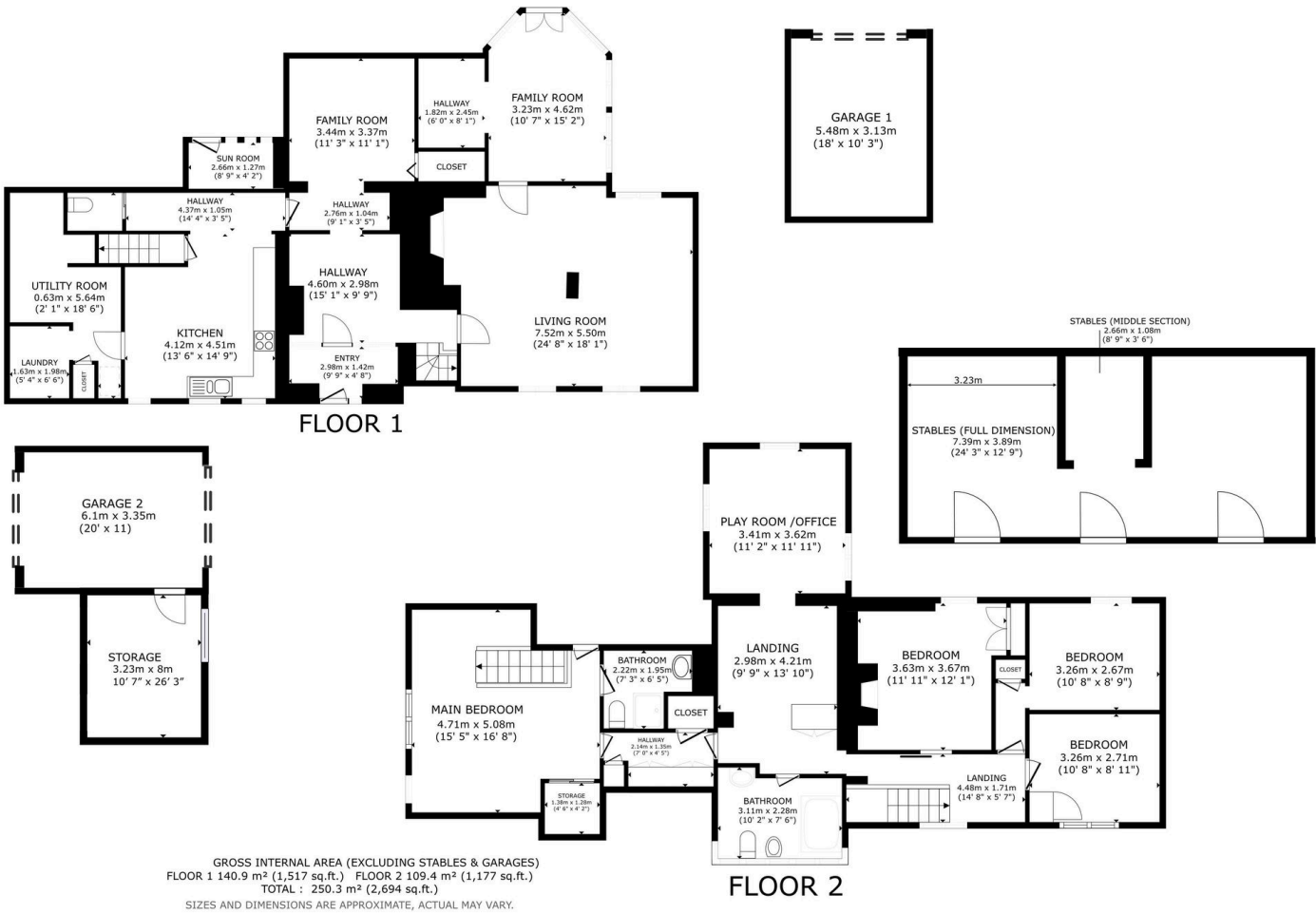
The walled garden enjoys a high degree of privacy, and offers a mix of mature plants, lawn, vegetable plot, and trees. The tree-lined driveway leads to ample parking with the additional benefit of two garages and plenty of outdoor storage. This wonderful property would make an ideal small holding or a great space for a horse owner with excellent riding all around the area.offer.

GUIDE PRICE

£1,000,000







Council Tax:
Band G - £3,990.65

Parking:
Ample space & 2 garages

Local Authority:
West Oxfordshire District Council

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 71 |
| (39-54) E | 44 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

LOCATION

North Leigh lies midway between Woodstock and Witney and has a village shop/post office, library, church and pub. A bus service operates to Oxford (9 miles) and the local market town of Witney (3 miles). A landmark is the disused windmill located at the heart of the village. It boasts an excellent primary school and sports teams for both cricket and football, and Memorial Hall that hosts many local activities. There is also an active Youth Club with its own premises. A small supermarket and further amenities are available in nearby Long Hanborough. There are many good country walks nearby. Oxford is also easily accessed via the A40 and at Hanborough station there are regular trains into Oxford/London. The nearby market town of Witney also has a variety of shops, restaurants, a leisure centre and cinema.



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