

# SUNSET VIEW

54 COMMON ROAD. NORTH LEIGH OX29 6RB

Breckon & Breckon  
est. 1947

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Nestled within the heart of a popular location, this charming detached house offers immense potential to update and extend, subject to the necessary consents, allowing the new owner to tailor the property to their individual taste. Offering delightful garden and field views, this property features a unique combination of tranquillity and convenience with the bustling towns of Witney and Woodstock a short drive. Boasting no onward chain, this property has been in the same ownership for an impressive 60 years, a testament to the wonderful village community, surrounding countryside and nearby wider amenities.

The property's exterior enjoys a generous westerly facing garden providing the perfect setting for outdoor relaxation and entertaining. The property also benefits from a driveway, ensuring ample space for off-road parking plus garage.



Generous

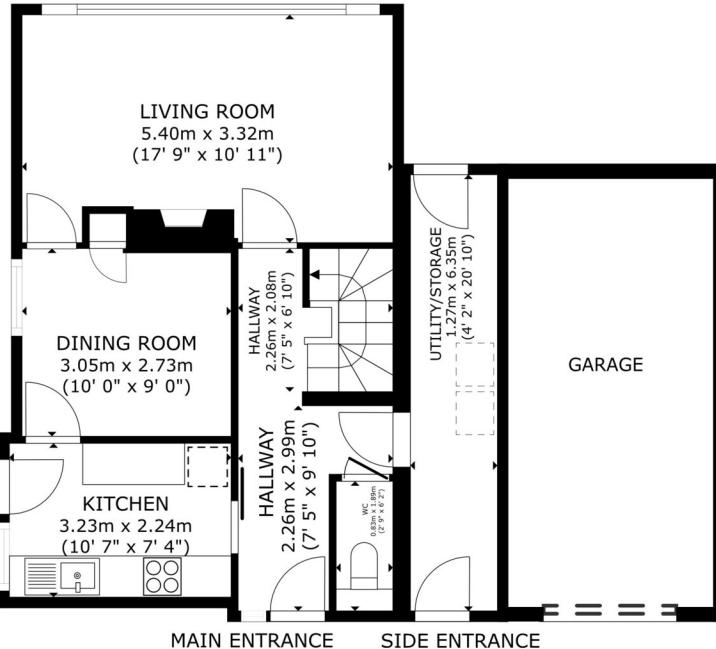
## GUIDE PRICE

**£425,000**

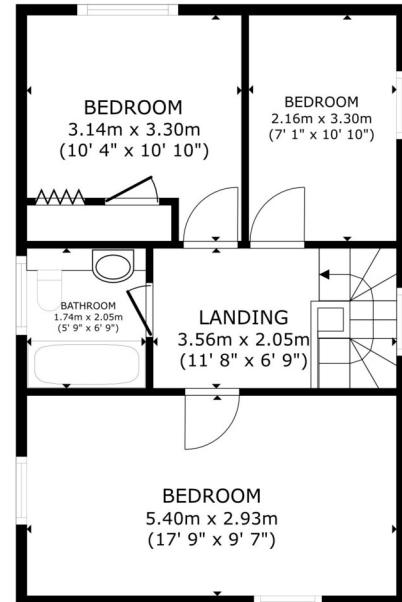




# Common Road Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA (EXCLUDING GARAGE)  
FLOOR 1 56.2 m<sup>2</sup> (604 sq.ft.) FLOOR 2 45.8 m<sup>2</sup> (493 sq.ft.)  
TOTAL : 101.9 m<sup>2</sup> (1,097 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
Band D - £2,394.39

**Parking:**  
Off-street parking & Garage

**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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		66	8
England, Scotland & Wales			
EU Directive 2002/91/EC			

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# LOCATION COMMENT

North Leigh lies midway between Woodstock and Witney and has a village shop/post office, library, church and two pubs. 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. A small supermarket and further amenities are available in nearby Long Hanborough. There is a primary school with secondary education in Eynsham, Woodstock, and Witney. 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.



# OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

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**Every office** has access to **every buyer** registered across our network of seven offices.

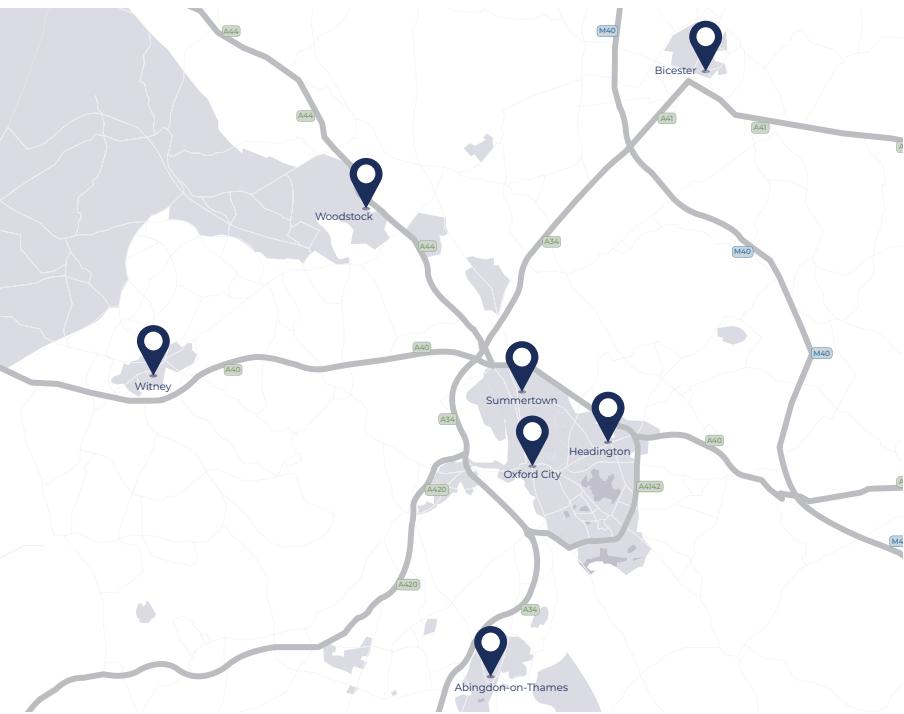
Sharing a single database of buyers ensures maximum exposure for our clients.

## Witney Sales

10 Market Square  
Witney  
Oxfordshire  
OX28 6BB  
t: 01993 776 775  
e: witney@breckon.co.uk



FROM LEFT: Alexander Chappell,  
Julia Briggs, Sarah Thomas,  
Madison Peedell, John Bouwer



### Summertown

t: 01865 310 300 (sales)  
t: 01865 20 1111 (letting)  
e: summertown@breckon.co.uk

### Oxford City Centre

t: 01865 244 735 (sales)  
t: 01865 20 1111 (letting)  
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### Headington

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### Abingdon-on-Thames

t: 01235 550 550 (sales)  
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