



Gamekeepers Cottage Chimney End, Leaffield

Offers Over £350,000



Gamekeepers Cottage Chimney End

Leaffield, Witney

Offered to market with the certainty of no onward chain is this well-presented character cottage built in the circa 1800's situated in the popular village of Leaffield.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Brought to market with the certainty of no onward chain.
- Built in circa 1800 is this charming two/three bedroom cottage located in the popular village of Leaffield.
- Open plan kitchen/dining/sitting room with exposed beams, high-quality integrated appliances, Butler sink and Quartz worktop.
- Spacious and modern bathroom with bath and shower over.
- Low maintenance westerly-facing garden with separate outbuilding which is currently used as a utility room.
- Option to have an additional bedroom or reception room to the second floor.



Chimney End - Leaffield

Approximate Gross Internal Area = 72.2 sq m / 777 sq ft

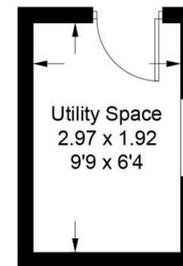
Utility Space = 5.6 sq m / 60 sq ft

Total = 77.8 sq m / 837 sq ft

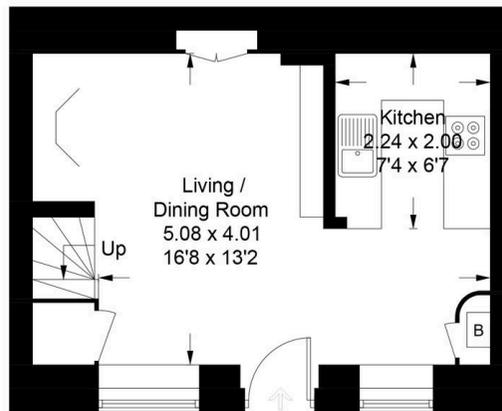


Second Floor

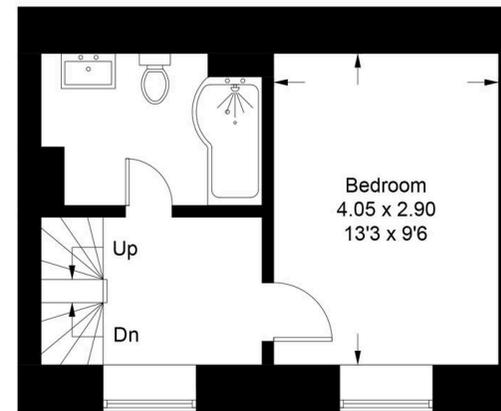
 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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