



36 Lower End, Leaffield



36 Lower End

A wonderful opportunity to purchase this beautifully presented three-bedroom stone cottage, situated in the popular village of Leafield with south-facing garden, parking and character features.

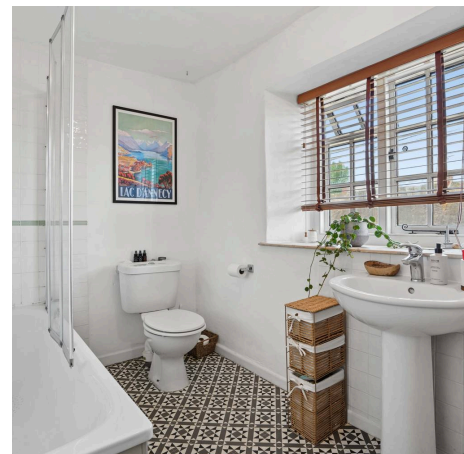
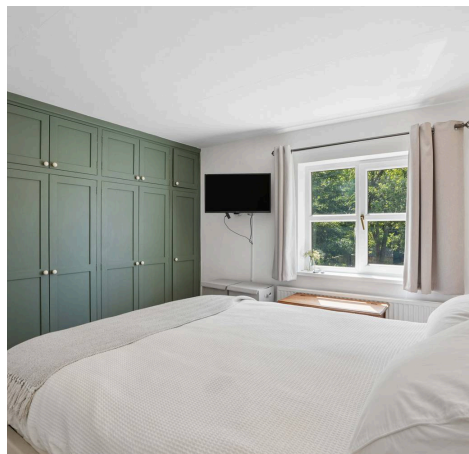
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A wonderful opportunity to purchase this beautifully presented three-bedroom stone-built cottage located in the popular village of Leafield.
- Sitting room with Cotswold stone fireplace with a wood burning stove, flagstone flooring, two window seats and exposed beams.
- Dining room with oak flooring and french doors leading out to the rear garden.
- Master bedroom with double built-in wardrobes.
- Modern bathroom with bath and shower over.
- Off-street parking space.
- Generous south-facing rear garden (approx. 90'3" x 27'2") with patio area, outbuilding and rear gate providing direct access to the playing field beyond.
- Well-appointed kitchen with tiled flooring, gas hob and double oven with pantry.



Lower End - Leaffield

Approximate Gross Internal Area = 95.6 sq m / 1029 sq ft

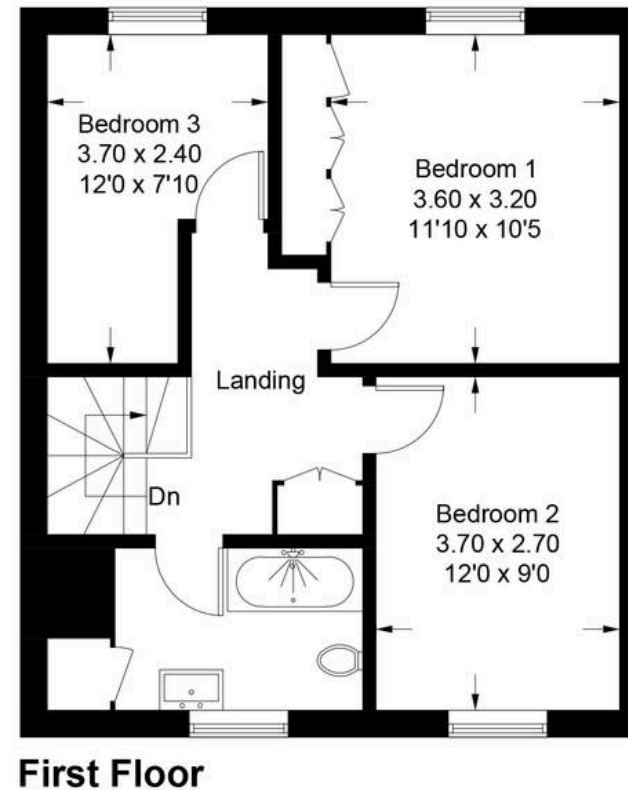


Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1317399)



Simpsons Witney Branch

4 Langdale Court Witney, Oxfordshire - OX28 6AD

01993 835030 • witney@simpsonsproperty.com • www.simpsonsproperty.com/