



The Cottage

Leaffield Road, Crawley, Oxfordshire OX29 9TR

The Cottage, Leaffield Road, Crawley, Oxfordshire OX29 9TR

An attractive detached stone built cottage with charm and character including a timber and brick finish to the windows and exposed beams. The property is situated in the heart of the sought after village of Crawley, which is conveniently located between Witney and Burford on the edge of The Cotswolds. The cottage has been improved significantly by the current owners, with a great attention to detail, and is extremely well presented with impressive accommodation throughout, including an entrance to the dining room and a separate living room with a fireplace and wood burner, a fitted kitchen, downstairs cloakroom and an appealing conservatory overlooking the gardens to the side and rear, together with 3 bedrooms and a shower room to the first floor. The property is set in private and mature gardens which include a paved area and steps up to the lawns with shrubs and flowerbeds. There is gas central heating, double glazing and the added benefit of a gravel driveway providing off road parking, plus storage sheds.

Broadband: Ultrafast is available

Mobile:

Outdoor is Likely for O2, EE, Vodafone and Three

Indoor is Limited for O2, EE, Vodafone, and Three

Crawley

The village of Crawley is located only 2 miles from Witney. It is attractively positioned on the River Windrush, and on the cusp of The Cotswolds. The local pub restaurant The Lamb Inn is on your doorstep and is within a few minutes drive of Witney and Burford.

Directions

Leave our office in Market Square and proceed along Corn Street, taking the third exit off the roundabout onto Tower Hill. Turn left at the top of the hill onto Burford Road. Follow this road along, turning right into Dry Lane towards Crawley. Pass through the lights at the bridge over the River Windrush, and proceed to the centre of the village turning left into Leaffield Road. The Cottage can then be found on the right hand side opposite The Lamb Inn.

05A26





GROUND FLOOR

Entrance Hall/Dining Room

Living Room

Cloakroom

Kitchen

Conservatory

Double Glazing & Gas Central Heating

Period Features

OUTSIDE

Mature Gardens

Gravel Driveway Parking

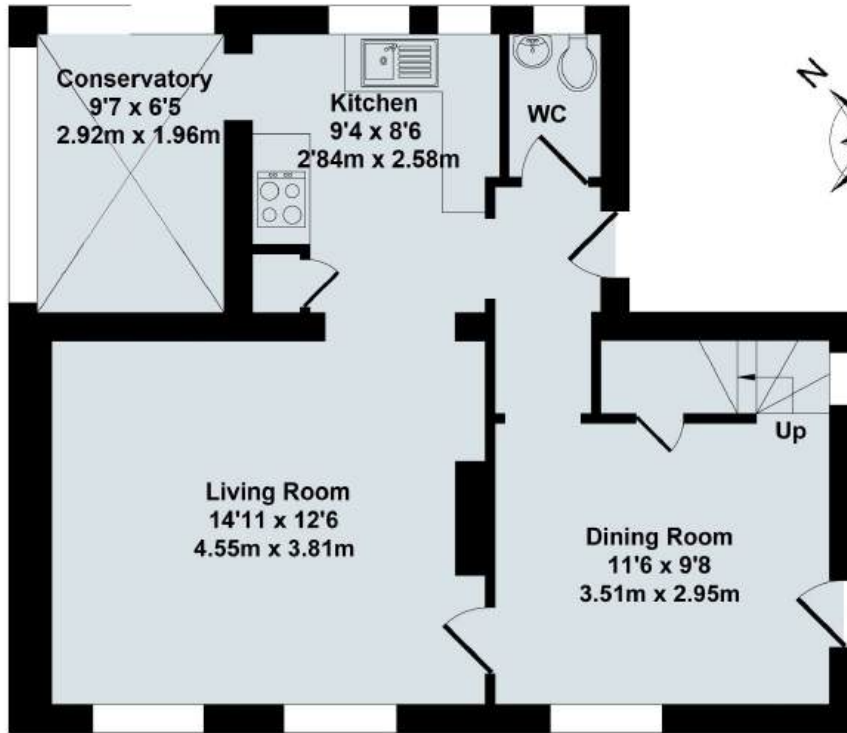
FIRST FLOOR

3 Good Size Bedrooms

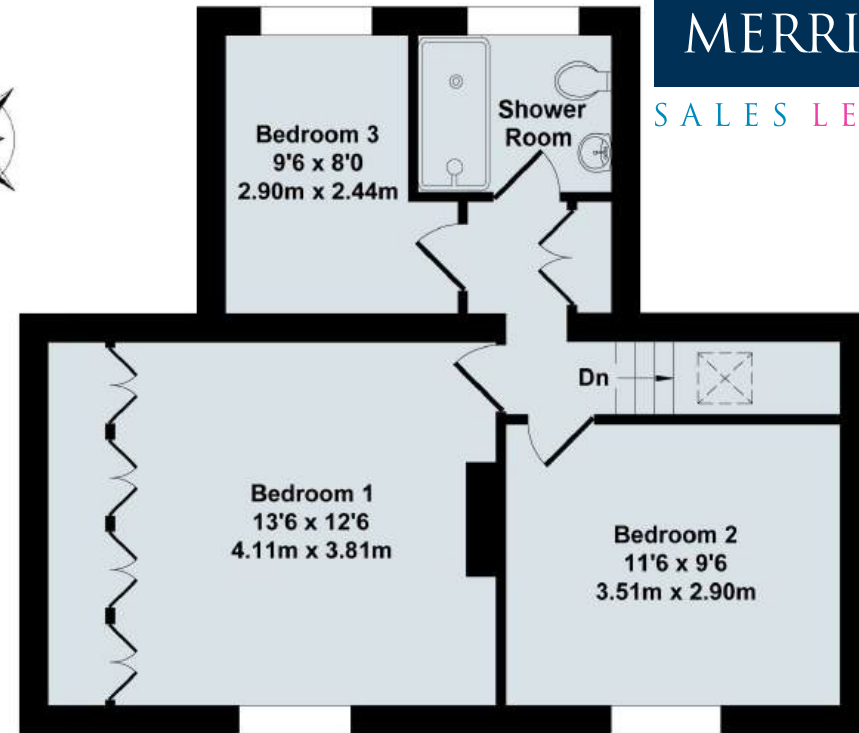
Shower Room



Price £475,000 Freehold
WODC Tax Band D / EPC Rating: 56/D



Ground Floor



First Floor

The Cottage, Crawley

Total Approx. Floor Area 1034 Sq.Ft. (96.0 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tel: 01993 772000 Email: witney@thomasmerrifield.co.uk

Importance Notice

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.