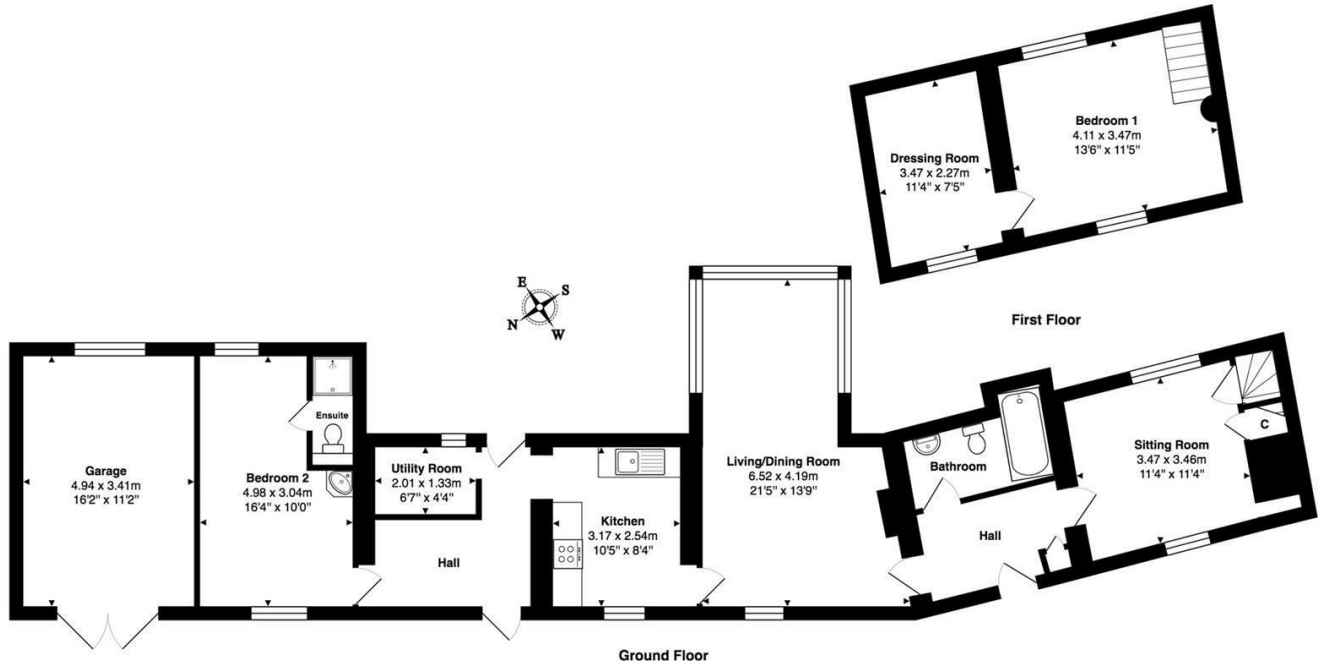




THE OLD COTTAGE, CHURCH ROAD, NORTH LEIGH, OX29  
6TX

FLOWERS   
ESTATE AGENTS



Approx. Gross Internal Area: 127.9 m<sup>2</sup> ... 1377 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.

Drawn by E8 Property Services. www.e8ps.co.uk





# The Old Cottage, Church Road, North Leigh, OX29 6TX

## Freehold

- Detached stone build period cottage
- Two double bedrooms
- Two reception rooms
- Rich in period features
- Well maintained yet offers potential to modernise
- South-east facing mature rear garden
- Highly sought-after village location within easy reach of Estelle Manor
- Garage
- Council tax band E | EPC grade E

Believed to date back to the 18th century, this charming two-bedroom detached cottage occupies a delightful spot in the highly-sought after village of North Leigh.

Deceptively spacious, the property is steeped in character whilst having relevance to contemporary living owing to its versatile and well-proportioned living accommodation. Rich in period charm with exposed stone elevations and original timbers, the ground floor offers a sociable flow. Entry is via the central hallway which leads to the bright and well equipped kitchen. The cottage offers two reception rooms; the first being a large, extended reception/dining room with fireplace. The second is a cosy, dual aspect sitting room which occupies the far right of the plan. The family bathroom, utility room and first of the two double bedrooms with separate ensuite shower room can also be found on this level. The first floor is home to the second double bedroom with dressing room.

Externally the property benefits from a mature and fully enclosed rear garden and garage. Offered with no onward chain.





## CONTACT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### North Leigh

Is an attractive village approximately 3 miles north east of Witney. It has a thriving community with two pubs, a primary school, a village hall, village store and Post Office and allotments. The nearby village of Long Hanborough is two miles away and has a good range of amenities including a large Coop and GP surgery along with a train station offering a service to Worcester, Oxford and London. A bus service is available from North Leigh to Witney and Oxford, and Oxford Parkway Railway Station is 10 miles away.

**Local Authority:** West Oxfordshire

**Council Tax Band:** E

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

