



Beech Cottage

South Leigh Road, High Cogges, Oxfordshire OX29 6UW

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Occupying an excellent position within this highly regarded, small village, and backing onto farmland, a 3 bedroom detached chalet-style house. The accommodation benefits from gas fired (radiator) central heating and features 2 reception areas plus a kitchen/breakfast room (with utility off) and a study, which could be used as a 4th bedroom if required. The bedrooms on the first floor are of good size and there are 2 bathrooms. The rear garden is of generous proportions, whilst the front garden provides ample parking and there is the further advantage of a large single garage.

All mains services. Ultrafast broadband is available. Mobile & data: EE, Vodafone- 70% performance.

Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Directions

Leave Witney via Newland, which becomes Oxford Hill. Proceed through the top traffic lights and bear right (rather than joining the A40 towards Oxford, Easterly). Continue under the A40 and through the lights, eventually turning right towards South Leigh. Beech Cottage is found on the right hand side, marked by a Thomas Merrifield For Sale Board.

Distances

Witney, Market Square c. 2.4 miles / Hanborough Train Station c. 6.5 miles / Oxford c. 10 miles / Burford c. 9 miles

Draft details - may be subject to alterations. 20H26





GROUND FLOOR

Entrance Hall
Study/Bedroom 4
Kitchen/Dining Room
Utility Room
Living Room
Garden Room

FIRST FLOOR

3 Bedrooms
2 Bathrooms

Gas Central Heating

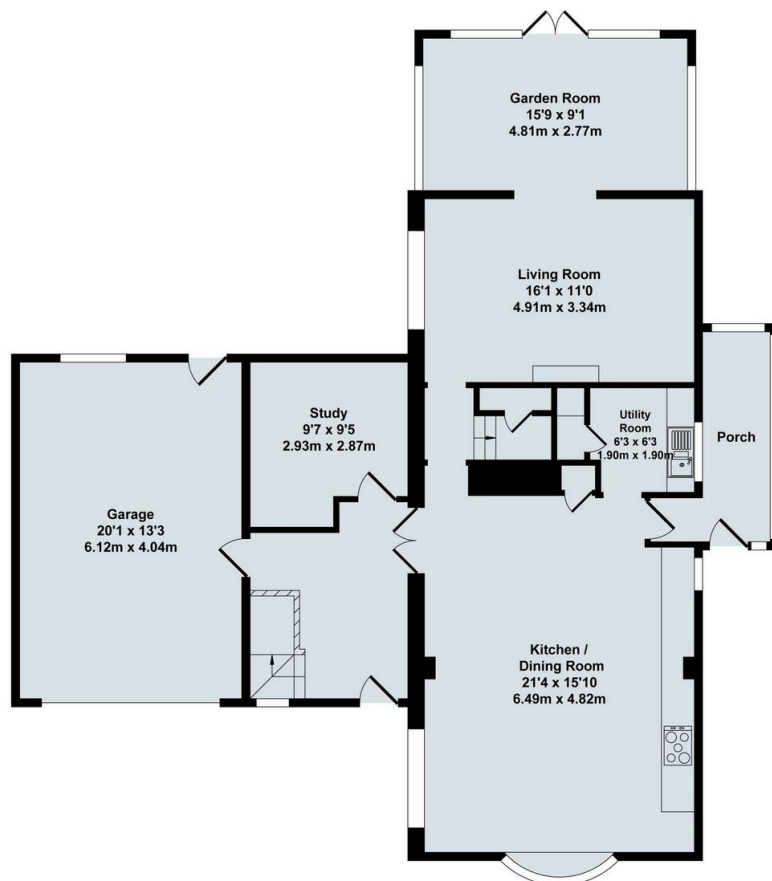
OUTSIDE

Large Single Garage
Ample Parking In Front Garden
Good Size Rear Garden Backing Onto Farmland

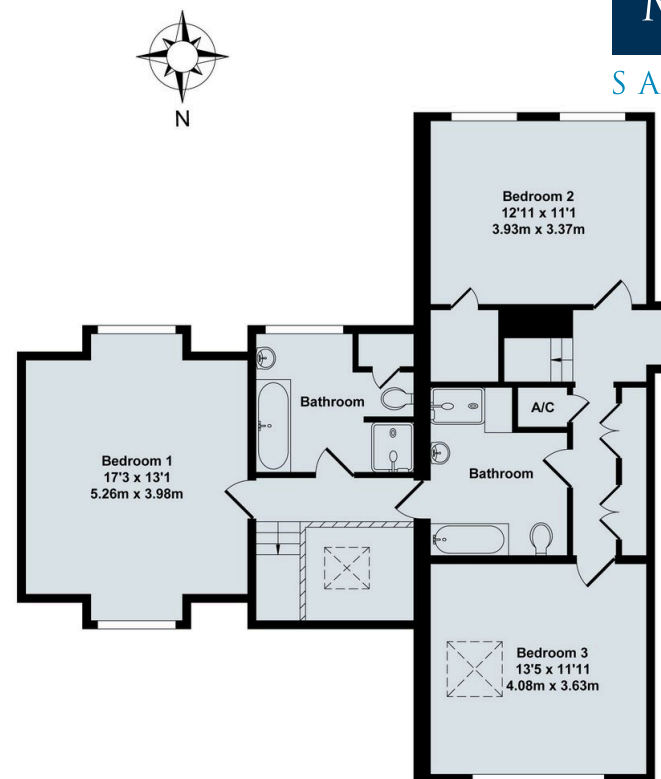
NB: The first floor is split and therefore approached via 2 different staircases (see floorplan)

**Offers In Excess Of £700,000 Freehold
WODC Tax Band F / EPC Rating: 59/D**





Ground Floor



First Floor

Beech Cottage, South Leigh Road, High Cogges, Witney

Total Approx. Floor Area 2224 Sq.Ft. (206.60 Sq.M.)

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

Contact:

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