

The Old Post Office, 10 Common Road

North Leigh, Oxfordshire OX29 6RA

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A non-estate, 6 bedroom detached house, part of which could be used as a 2 bedroom self-contained annexe, favourably situated in this popular village with easy access to the Market Town of Witney and Hanborough rail station. The original (centre) section of the house is believed to date back to around 1906 and the room to the right flank traded as the village Post Office for many years; and could possibly convert into a home office or similar. To the rear has been added a large and impressive garden room and, within the large rear garden itself, is a 'top of the range' ornate greenhouse. Ample parking for several vehicles is found on the front driveway.

Material Information
All mains services. Ultrafast broadband is available. Mobile & data: Vodafone- 75% performance (Source; Ofcom).

NB. There is a rarely used pedestrian right of way along the side of the house, in favour of a cottage, whose garden backs onto this property.

Directions
Leave Witney via Woodstock Road (A4095), turning left at the 'T' junction towards North Leigh and continue for approx. 1 mile. Upon entering North Leigh, turning left into Common Road. The property is found on the left hand side, marked by a Thomas Merrifield For Sale Board.

Distances
Witney, Market Square c. 3.1 miles / Hanborough Train Station c. 3.8 miles / Oxford c. 11 miles / Woodstock c. 6.7 miles

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.

15J26













GROUND FLOOR

Entrance Hall

Kitchen/Dining Room

Living Room

Garden Room

Utility Room

Sitting Room

Further Kitchen

2 Bedrooms

Shower Room

FIRST FLOOR

4 Bedrooms

Bathroom

OUTSIDE

Large Gardens

Ample Driveway Parking

Large Storage Room



Price £867,500 Freehold

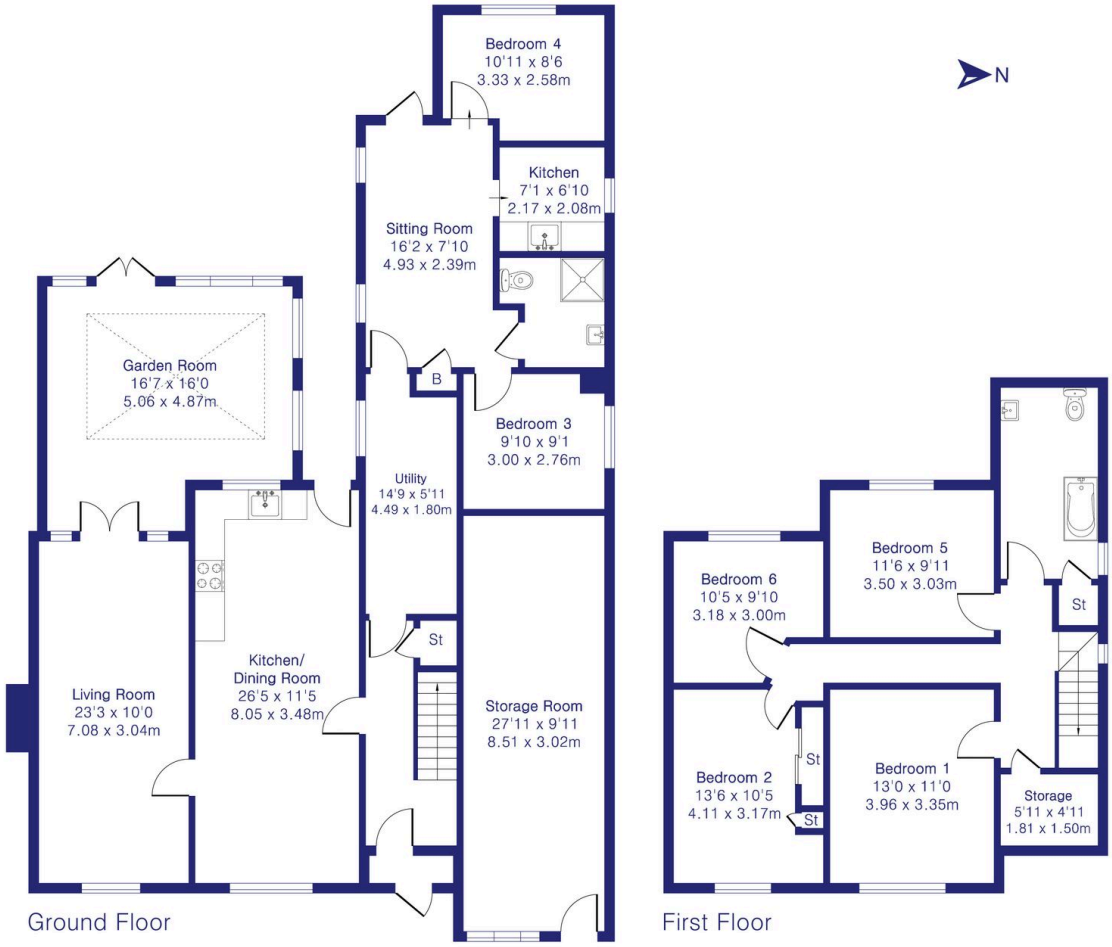
WODC Tax Band E / EPC Rating: 48/E

THOMAS MERRIFIELD
SALES LETTINGS

Approximate Gross Internal Area 2437 sq ft - 226 sq m

Ground Floor Area 1700 sq ft – 158 sq m

First Floor Area 737 sq ft – 68 sq m



Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

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

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