



# The Leys Cottage

Guide Price £350,000  
Adderbury OX7

Positioned in one of the very best spots within West Adderbury, The Leys Cottage is the epitome of quintessential English charm. This utterly picturesque Grade II Listed thatched cottage occupies one of the most desirable locations in this sought-after village, offering a rare opportunity to own a truly characterful home in an exceptional setting.

- Quintessential English Cottage
- Off-street parking
- Exceptionally pretty
- One of the very best spots within West Adderbury
- Mature private garden
- Grade II Listed
- 1,249 sq ft over 4 floors
- Very popular village
- Tenure Freehold
- EPC rating E & Council Tax D



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Brimming with period features and rustic appeal, the ground floor welcomes you into a separate reception room complete with a striking inglenook fireplace – the perfect spot to unwind by a roaring fire. The generously sized breakfast kitchen also features a second inglenook fireplace and leads down to a highly practical cellar, ideal for storage or a wine collection. A separate utility room and a well-appointed downstairs bathroom with both bath and shower add further convenience.

Upstairs, the first floor offers a spacious double bedroom, whilst the top floor reveals a charming additional bedroom – perfect as a guest room, study or dressing room.

Set on a generous plot, The Leys Cottage boasts a beautifully mature and private garden. The property also benefits from off-street parking, a rarity for a cottage of this nature.

Packed with warmth, history and charm, this is a home that captures the timeless romance of rural England.

Adderbury, and in particular this prime location, is arguably one of the best villages in the area. It is nestled amidst the scenic Oxfordshire countryside and renowned for its historic charm and vibrant community. The village enjoys a host of amenities including a choice of pubs, a village shop, squash and tennis clubs. The local primary school, the Warriner school in Bloxham and a wide choice of private schools gives families a healthy choice for education. Nearby train stations in Banbury, King's Sutton and Bicester provide regular services to London in under an hour.

- Tenure: Freehold
- Local Authority: Cherwell District Council
- Council Tax Band: D
- Utilities: Mains gas, electric, Drainage & water



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## The Leys Cottage, 7 The Leys, Adderbury, Banbury, OX17 3ES

Approximate Gross Internal Area  
116 Sq M/1249 Sq Ft



### Basement

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

### Ground Floor

### First Floor

### Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	70
(81-91)	B	
(70-80)	C	
(55-68)	D	
(39-54)	E	45
(21-38)	F	
(15 and below)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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