





## So much more than the sum of its parts, this is a house to cosset you and your family in every way.

With glorious views across open countryside, a spacious family house remodelled throughout and extending to circa 1,750 sq ft. Wonderful standard of finish and a brilliant flow, plus an ample plot situated within a small cul-de-sac. NO CHAIN.

North Leigh is an intriguing village with a history dating right back to the Iron Age. Roman roads and villas, Saxon burial sites, churches originating in the 11th Century, all tell of this being an important area over thousands of years. In more recent times it has gently grown into a thriving village of nearly 2,000 people with a wide range of amenities including the Memorial Hall which also houses the shop/PO and library, two pubs, a C of E primary school, even allotments and a pretty common. Outside the village, the rural location sits amid flowing countryside that is some of the most beautiful anywhere. And yet access to Witney, Chipping Norton, Oxford and London is straightforward and swift.

Number 6 started life as a straightforward, post-war detached house. But when our clients bought it, the passing of time had dated the plumbing, heating etc as badly as the decor. So what started as a campaign of modernisation quickly snowballed into a full renovation and remodelling that had not been their intention at all! However, the effort was worth it as what you see today is a beautifully relaxed and inviting house that feels far larger than it is and flows incredibly well. The open-plan main living space is enormous, contemporary and stylish as well as bright and positive. All bedrooms are roomy and light as well, with one already en-suite; and the largest also has the water pipes in place under the floor to add an en-suite if needed. But where this house departs from most others is the outside. Few houses in such a convenient location can also offer both a really lovely garden and such a fantastic view.

Head through the front door and you are instantly welcomed by great natural light from all sides, with a captivating view right through the house, to the garden and fields behind. On the right, floor to ceiling windows, complete with a glazed door, open onto a large and very smart slate terrace that's perfect for breakfast on sunny days as it faces East. Take a right and the converted garage is a welcome and sizeable extra bedroom or study/home office, depending on your need, complete with glazed double doors. Continue past the stairs and behind them a utility complete with stacked washing machine, drier etc also provides storage plus a second sink, and beyond this there is a modern cloak room.



Back to the hall, and the space beyond broadens dramatically. The vendors opened up the living room and kitchen almost completely, and this has resulted in a pair of linked rooms totalling nearly forty feet long! On the right a very smart kitchen has been created that runs around three sides. As always, it's the details that really impressed us the most, from the vast, space-efficient corner larder, to a double sink with flexible dish spray fitting, to the same flag-tiled floor as the utility - which stops past the island in favour of the warmer wood flooring. Here, glazed double doors give access to the garden, and these plus the window you can see from the front door really come into their own, constantly drawing your eye to that delicious view behind as well as flooding in great natural light. And it's an immensely practical layout as the area for a breakfast table is large enough for a dozen diners with ease. The room links straight through to the sitting room next door, which is broader than the kitchen space hence it swallows the largest of suites with consummate ease, sitting in front of a modern wood burner with the backdrop a pair of sliding glass doors that are the whole rear wall of the room...

Up the stairs, at the top a broad landing feeds off in two directions. Take a right and the first of the four main bedrooms is a really pretty, well-proportioned double room with a large window. Opposite, a larger double is double aspect, hence in addition to being bright and pleasant, it also adds that captivating view to the rear, which from this height is far-reaching over thousands of acres of farmland. The dimensions are great, hence it is a room worthy of an en-suite, which in this case is beautifully designed to include a chrome column radiator, floating sink, and even a floor-level wide-pan shower.

Back across the landing, the smallest bedroom includes that same view; here it's set up as a glorious home office but it's equally practical as a double bedroom if desired. Opposite, the bathroom is neatly and simply designed, with the smart bath and vanity adding a pleasing style. But the star of the upstairs is the main bedroom. Vast by most standards, it's a wonderful space that's so large it can house a sofa, dressing table, raft of wardrobes etc and still have acres of room to spare. It's also been designed with an en-suite in mind, hence the plumbing already exists under the floor to create this easily. As elsewhere, while the accommodation itself is excellent, it's the view that really captivates.



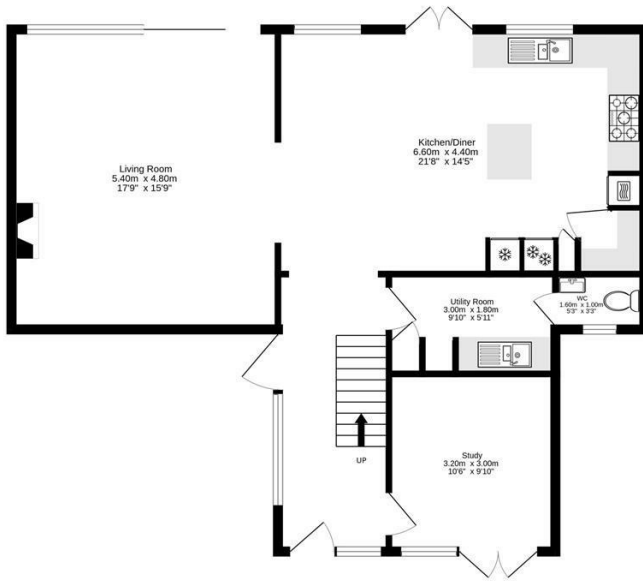


Head outside, and to the front the gravelled driveway can accommodate three cars with ease. It's flanked by the slate-floored seating area on the left, cleverly hidden by some rather stylish fencing that's far more pleasing than the usual drab, close-board variety. To the right of the driveway, the large log store runs down the boundary, and to the rear a gate leads to an area perfect for housing bins etc - the vendors would have covered this had they had time. Beyond, the path leads round the rear of the house, broadening outside the living room doors to provide a wonderful sun trap for most of the day. The garden beyond is mostly lawned, flanked to the right by a shed and a greenhouse and on both sides by a relaxed, mature boundary stacked with all manner of plants. Flowers, shrubs and various trees conspire to provide an ever-changing palette of colour and texture throughout the year, framing the view out over the fields beyond. And at the end of the garden, railway sleepers form a deck from which to enjoy that view to the full. Trees and hedges provide the shape to a stunning view of arable fields that stretches far into the distance, a view we cannot imagine anyone tiring of!

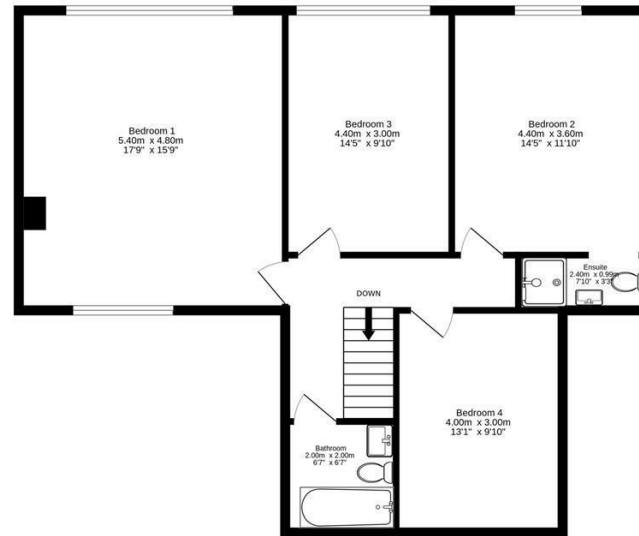
Freehold  
Mains water, electric, Gas CH  
West Oxfordshire D C  
Council tax band E  
£2,518-83 p.a. 2022/23



**Ground Floor**  
81.1 sq.m. (873 sq.ft.) approx.



**1st Floor**  
81.3 sq.m. (875 sq.ft.) approx.



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**TOTAL FLOOR AREA : 162.4 sq.m. (1748 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>94</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

to discuss this property or to arrange a viewing please call, or drop us a line  
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