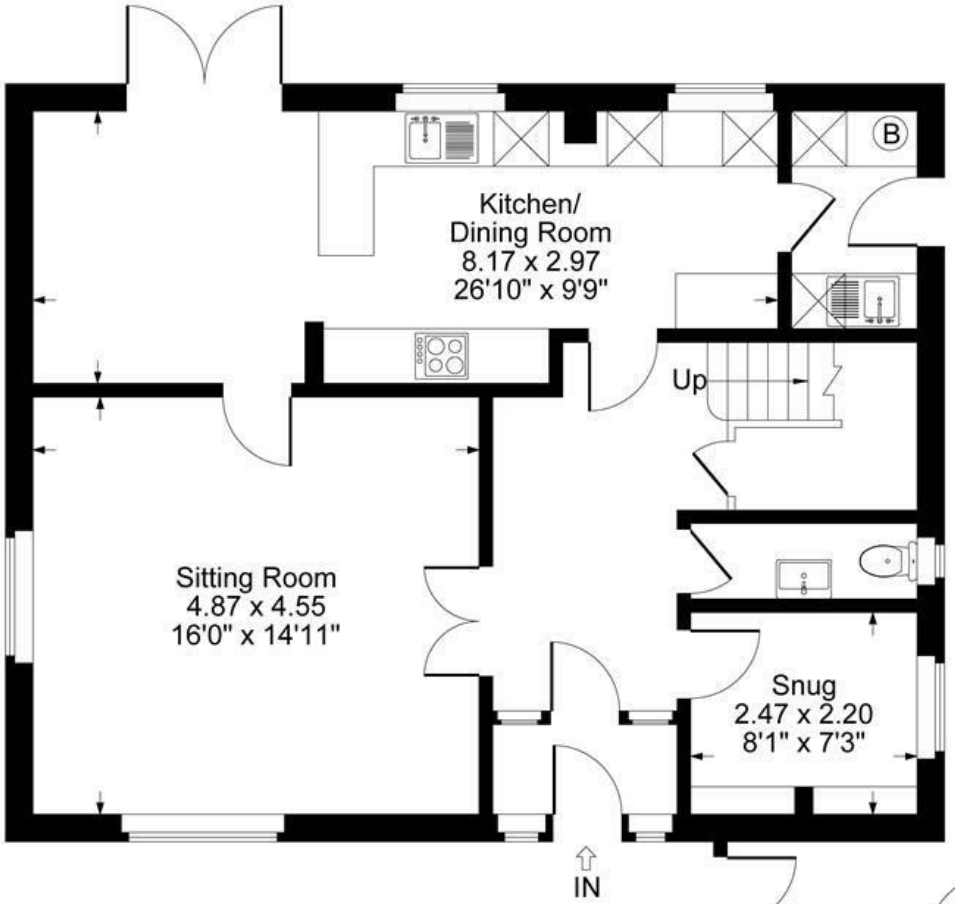
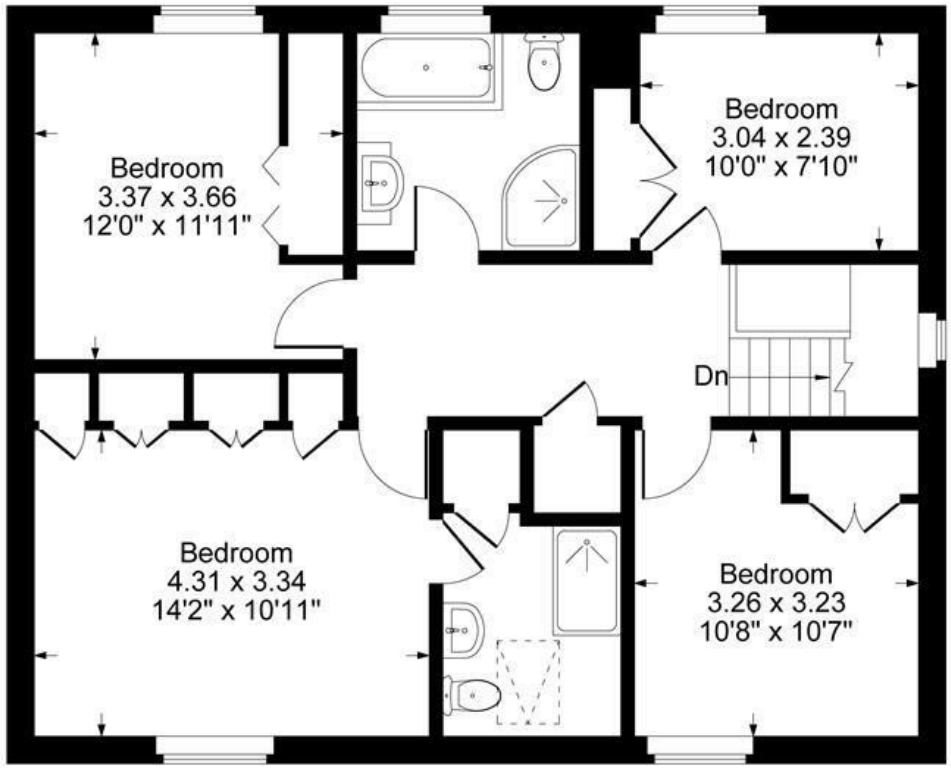
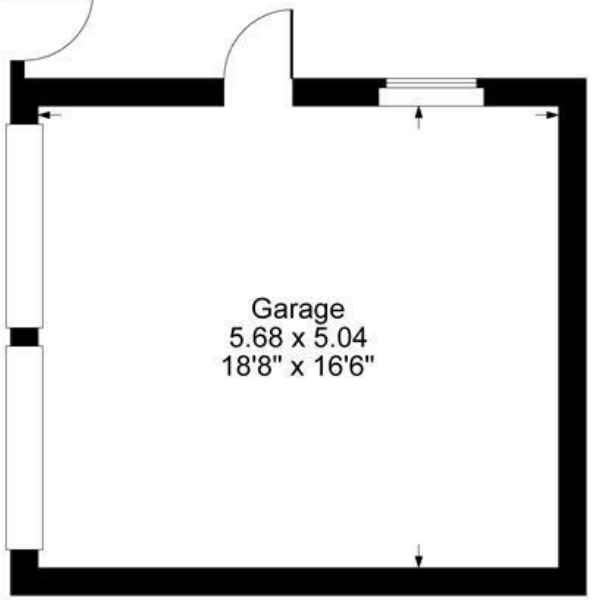

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Harolds Close, Leafield



Ground Floor



First Floor





Approximate Gross Internal Area
Ground Floor = 74.01 sq m / 797 sq ft
First Floor = 74.01 sq m / 797 sq ft
Garage = 28.62 sq m / 308 sq ft
Total Area = 176.64 sq m / 1902 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

The Property

A beautifully presented four bedroom detached family home, positioned on a corner plot in the popular village of Leafield. The property is in immaculate condition and offers a warm and inviting atmosphere throughout.

You enter via a porch into a spacious entrance hall, immediately conveying the care and attention this home has received. To the right is a cosy snug with built-in shelving and cupboards, ideal as a study or additional living space. To the left, double doors open into the sitting room, filled with natural light and featuring a log burning stove set within a stone fireplace, with shutters on the windows adding both privacy and style. The dining area flows seamlessly from the sitting room, accommodating a good-sized table and opening through double glazed doors onto the patio.

The kitchen is fitted with solid wood cabinets and offers space for a dishwasher, under-counter fridge and freezer, and an electric cooker, with ample storage throughout. A door leads to the utility room, equipped with a sink, space for a washing machine, tumble dryer and additional fridge freezer, along with external access to the side. A downstairs WC completes the ground floor.

Upstairs, a spacious landing gives access to four double bedrooms, all with built-in wardrobes. The principal bedroom benefits from an ensuite shower room, while a family bathroom provides both a bath and separate shower.

The garden is a particular feature of the property, with a patio directly off the dining area and a well-maintained lawn bordered by trees and shrubs, offering both beauty and privacy. Side access is available on both sides of the house, including a purpose-built log store and access to the double garage, which features two electric up-and-over doors. Off-street parking for two cars completes the exterior.

Situation

Leafield is a popular village with a thriving community that benefits from a post office/shop, public house, village hall and community gym. St Michael’s church sits proudly in the middle of the village and was designed by the eminent Victorian architect Sir George Gilbert Scott. There is a primary school and a pre-school group, as well as being in the catchment area of Burford School and Community College. Leafield is situated in an Area of Outstanding Natural Beauty and there are several scenic walks and bridlepaths. Excellent rail links from Charlbury (trains to Paddington 70 mins) and Oxford Parkway (trains to Marylebone 45 mins). The nearby market town of Witney provides a wide range of amenities including a hospital, large supermarkets including Waitrose and M&S alongside a range of eateries, recreational and sporting facilities.














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