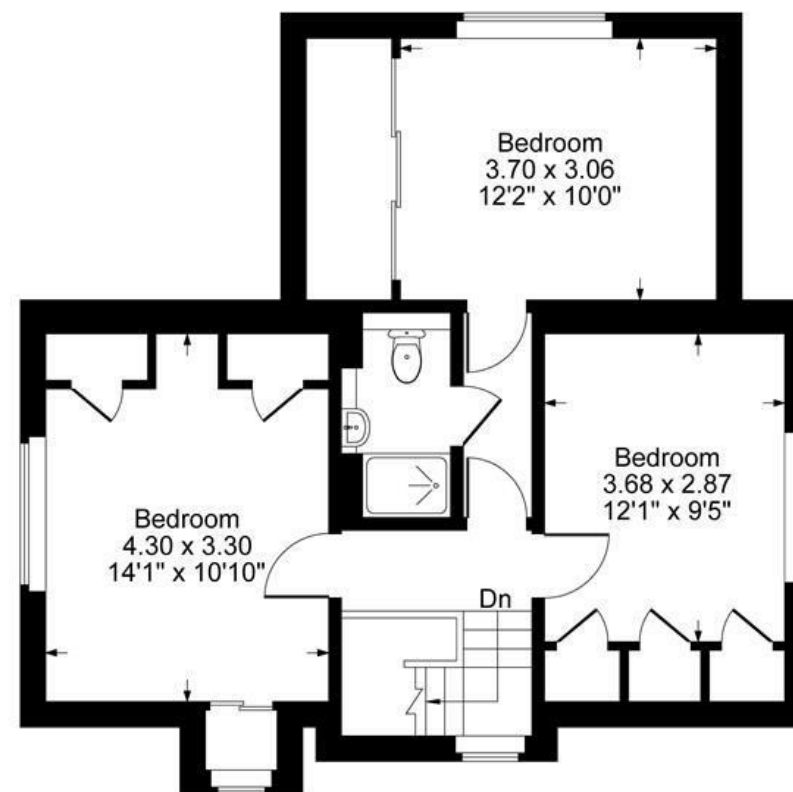


Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 98.06 sq m / 1056 sq ft
 First Floor = 55.39 sq m / 596 sq ft
 Total Area = 153.45 sq m / 1652 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

The Property

A versatile and well-presented detached home with generous living space, a private south-facing garden, and off-street parking, quietly positioned in the popular village of Leaffield.

You are welcomed into a bright and airy entrance hall, tiled underfoot and filled with natural light, with a useful storage cupboard for coats and boots. Just off the hallway is a further ground floor room, forming part of an extension to the original layout — ideal as a fourth bedroom, study or playroom.

The ground floor bathroom is fitted with a bath and shower over, WC and basin. At the heart of the home is a well-equipped kitchen with Neff double oven, warming drawer and electric hob, with space for a dishwasher and fridge freezer, along with an airing cupboard. The kitchen opens into a spacious dining area with room for a large table and a wide window framing views of the garden. This in turn flows into the main living space, where patio doors lead out to the garden. A second, cosier sitting room features a log-burning stove with a stone surround — perfect for winter evenings.

A separate utility room with sink, appliance space and external doors to both front and rear provides excellent practicality.

Upstairs, the landing is light and spacious, leading to three double bedrooms — each with built-in storage — and a family shower room with WC, basin and shower.

The property benefits from a Worcester Bosch gas central heating system, installed a couple of years ago, and is connected to mains drainage and sewerage.

Outside, the south-facing rear garden is a real highlight. A large paved terrace with electric awning offers an ideal spot for outdoor dining and provides shade on sunny days.

There's also a BBQ area, neatly maintained lawn, well-planted borders, a shed, greenhouse and garden store. To the front, there is parking for three to four vehicles, additional storage, and side access to the utility.

A comfortable and well-balanced home in a desirable village setting. Early viewing is recommended.

Situation

Leaffield 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. Leaffield 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.





1 Church Street
Charlbury
Oxfordshire
OX7 3PW
Telephone: 01608 811146

10 Market Place
Chipping North
Oxfordshire
OX7 5NA
Telephone: 01608 644808