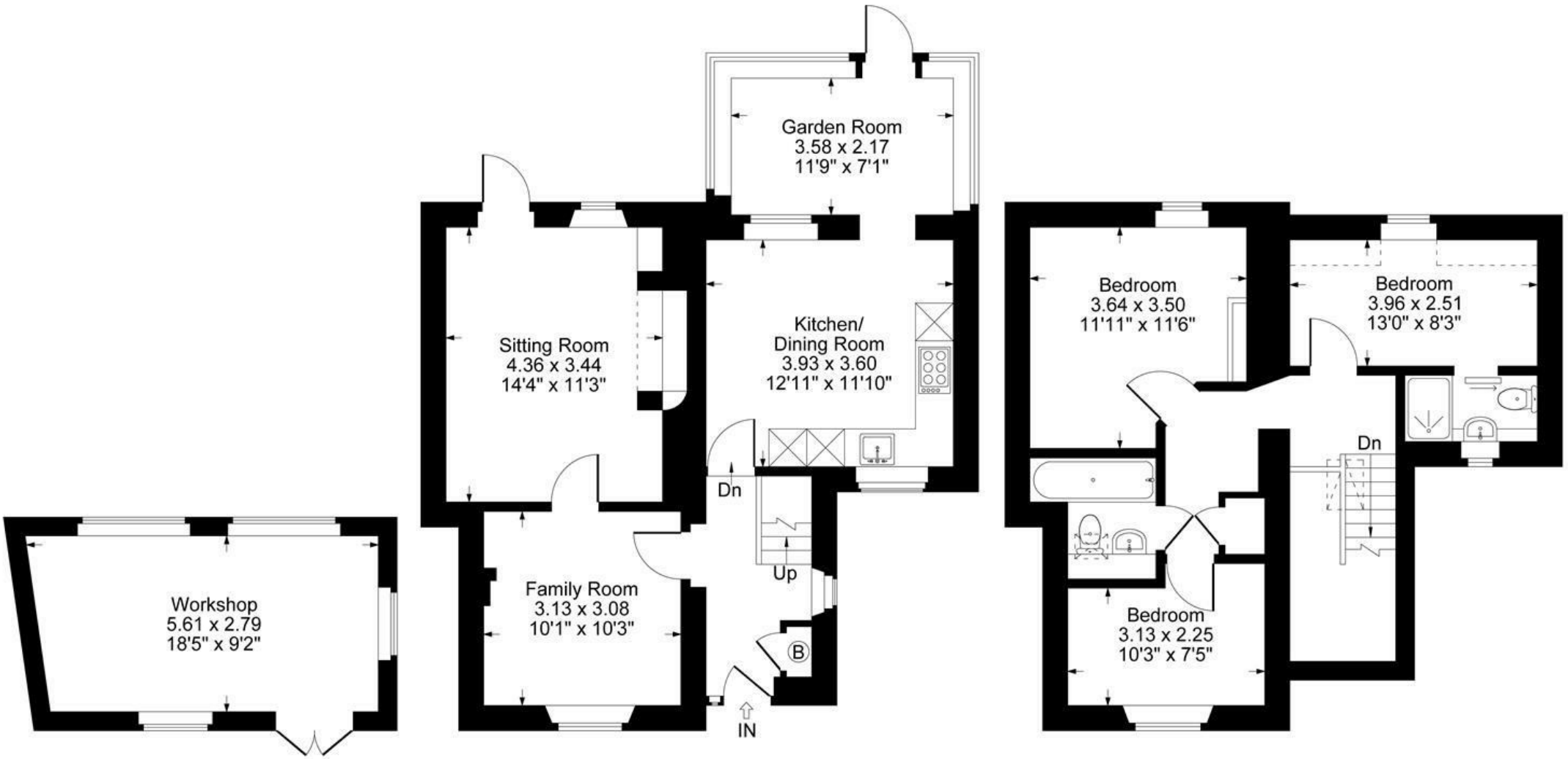


FAIRFAX & Co ESTATE AGENTS

Lower End, Leafield



Outbuilding

Ground Floor

First Floor

Approximate Gross Internal Area
Ground Floor = 58.54 sq m / 630 sq ft
First Floor = 41.89 sq m / 451 sq ft
Outbuilding = 15.09 sq m / 162 sq ft
Total Area = 115.52 sq m / 1243 sq ft

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

Denotes restricted head height

The Property

Cosy Cottage by name, cosy cottage by nature. This charming three-bedroom cottage is situated in the popular village of Leafield and offers a lovely combination of period character, comfortable living space and a beautifully established garden.

The entrance hall has a tiled floor, useful hanging space and stairs rising to the first floor. To the left is the dining room, currently used as a spacious study, with tiled flooring and exposed beams. From here, the cottage opens into a particularly inviting living room, featuring a flagstone floor, exposed beams, Cotswold stone walls and a wonderful inglenook fireplace with a log-burning stove. A window seat overlooks the garden and a door leads directly outside.

From the entrance hall, steps lead down into the well-equipped kitchen/breakfast room, fitted in a traditional Shaker-style with a six-burner range cooker. There is space for a washing machine and tumble dryer, an integrated dishwasher, space for a fridge freezer and room for a breakfast table. The heated conservatory is accessed from the kitchen and provides an additional sitting space, with lovely views over the garden and a door leading outside.

Upstairs, there are three bedrooms. The principal bedroom is a comfortable double with an en-suite shower room, while the second double bedroom has attractive wooden floorboards. The third bedroom is a single and would also work well as a study or occasional bedroom. The family bathroom has a bath with shower over, wash basin and WC.

Outside, the garden is a particular feature of the property, with mature borders, established trees and a good degree of privacy. A patio immediately outside the living room provides an ideal spot for outdoor dining, while further seating areas are positioned throughout the garden. There is also a useful workshop with power and lighting. To the front is off-street parking.

Cosy Cottage is a characterful village home with a welcoming feel throughout, combining original features with practical living accommodation and a particularly attractive garden.

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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