

MARTYN COX  
— & COMPANY —



Ammonite Cottage Church Road, North Leigh – OX29 6TX  
Witney

## Welcome to Ammonite Cottage

Dating back to the 18th Century, this quintessential Cotswold (part thatched) cottage has been extended, improved and loved over the generations.

Superb open countryside views await the new owners of this enchanting and characterful detached residence with an abundance of opportunity to further extend (subject to consent). There is also scope for further internal alterations to continue the quality already bestowed on the property by its current owners.

Nestled in the sought after village of North Leigh, Ammonite Cottage will delight and charm those that are seeking a character property and a piece of the idyllic Cotswold countryside.

A most enchanting and beautifully kept rear garden enjoying a South Easterly aspect. Wild flowers lawns, mature trees and exterior power facilities. Large garden shed on hardstanding with scope for variable uses. Glorious open countryside views. The secluded garden has open fields to the rear and right side boundary and is separated on the left side boundary by a private path with gate access. To the side of the garage is a green house and a gate to the front parking area. To the front of the property are ornamental bay trees in planter boxes surrounded by a contemporary mix of shrubs, grasses and flowering plants including a mature wisteria, all set amongst a ground cover of beach pebbles. This low maintenance area benefits from an automatic timed irrigation system. The large fossil after which the cottage was named is in the 18th century stone wall below the thatch.

Council Tax band: F £3,119.96

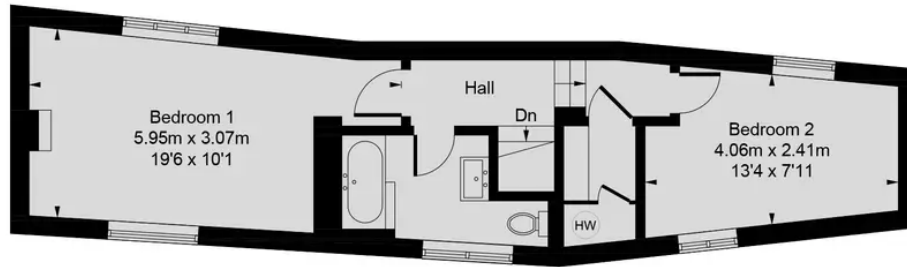
Tenure: Freehold

EPC Energy Efficiency Rating: D

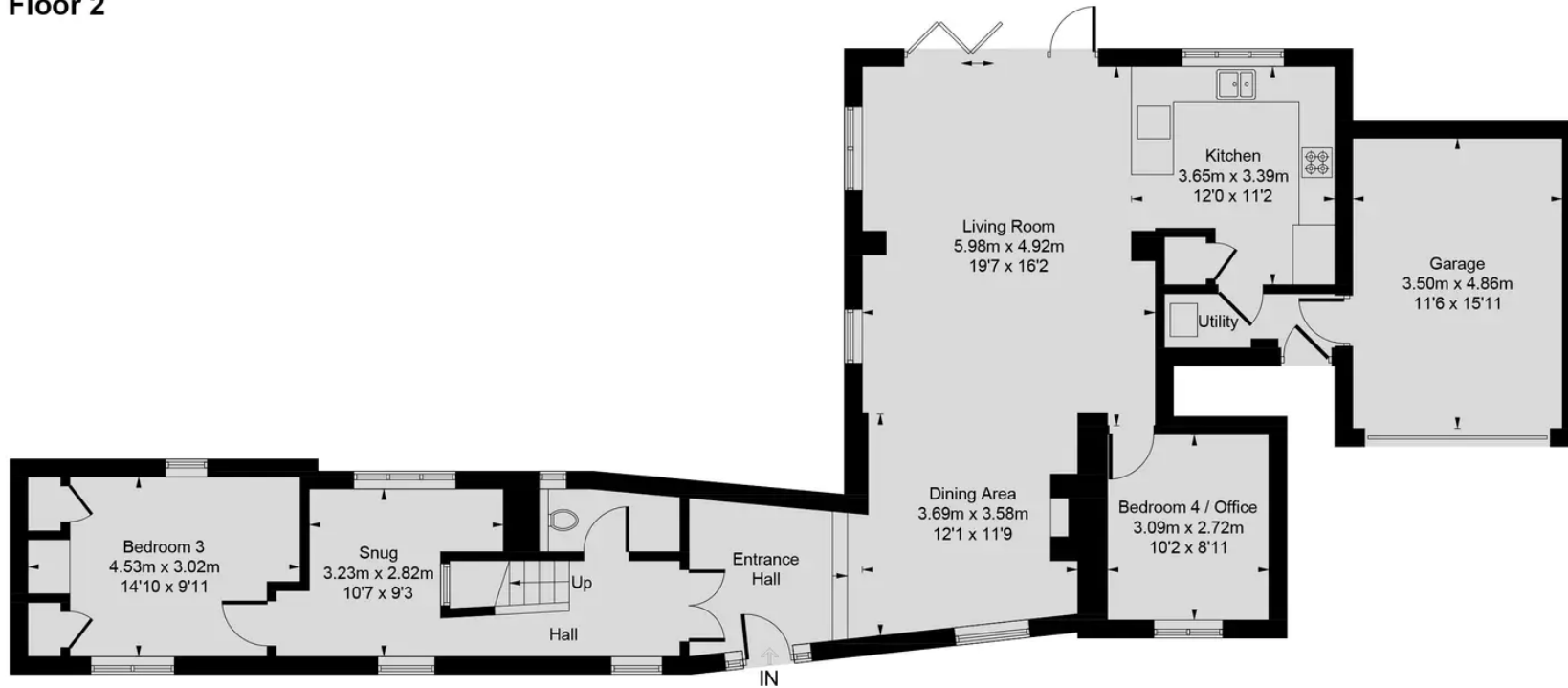




Approximate Gross Internal Area = 161.4 sq m / 1737 sq ft



Floor 2



Floor 1



## Martyn Cox & Company

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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only