

MARTYN COX
— & COMPANY —



19 Windmill Heights, North Leigh – OX29 6ZD

Witney

Welcome to 19 Windmill Heights...

For sale for the first time in nearly three decades, this wonderful detached family home is situated in a most popular central village location and nestled at the end of a private cul-de-sac with ample frontage. The property exudes a sense of tranquillity, making it the perfect retreat for those seeking a peaceful abode in a quiet location but still close to amenities.

The central hallway gives access to the bright living room, with patio door to the attractive south-facing rear garden, and to the separate dining room, kitchen with utility area, and downstairs cloakroom. Upstairs are three good-sized bedrooms, two with built-in wardrobes, the smallest is currently used as a study/home office. The en-suite shower room and family bathroom are both fully tiled. Fully double glazed, gas central heating, and integral garage plus driveway parking for two cars.

North Leigh is within easy reach of Witney, Oxford, Woodstock and Hanborough train station. There is a popular primary school, busy memorial hall with shop/post office and library, two public houses, and a historic church. The village combines an attractive mixture of modern and older property and is an active and thriving community.

Council Tax band: E £2639.96

Tenure: Freehold

EPC Energy Efficiency Rating: C

3 Bedroom (one en-suite)

Detached

Quiet location

Loved and carefully maintained since built

Living Room & separate Dining Room

Integral garage & ample driveway parking





Approximate Gross Internal Area = 90.31 sq m / 972 sq ft
 Garage = 15.2 sq m / 164 sq ft
 Total = 105.51 sq m / 1136 sq ft



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Martyn Cox & Company, 6-8 Corn Street, Witney - OX28 6BL

01993 779020 • property@martyncox.com • www.martyncox.com/



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.