

MARTYN COX
— & COMPANY —



53 Lower End, Leaffield – OX29 9QH

Welcome to 53 Lower End...

An impressive detached family home in a popular village setting.

A beautifully presented detached chalet bungalow in a popular village setting close to lovely countryside walks and within easy reach of Witney town centre and Charlbury train station.

The generous and flexible accommodation comprises entrance hall, an impressive sitting room with feature fireplace and French doors accessing the rear garden, a lovely kitchen opening to the dining area, useful utility room, two ground floor double bedrooms (one currently arranged as an office), a bath/shower room plus two spacious first floor double bedrooms each with an ensuite. Gas central heating, attractive low maintenance gardens and driveway parking accessed from Hatching Lane.

Leaffield is well situated within easy reach of Witney (5 miles) and Oxford and London are accessible by car or train from Charlbury Station (5 miles). The village has a shop/post office, Church, pub, primary school and village hall.

Council Tax band: E

Tenure: Freehold

Energy Performance Certificate: C

A beautifully presented detached chalet bungalow

Popular village location

Impressive sitting room

Dining room

Kitchen and utility room

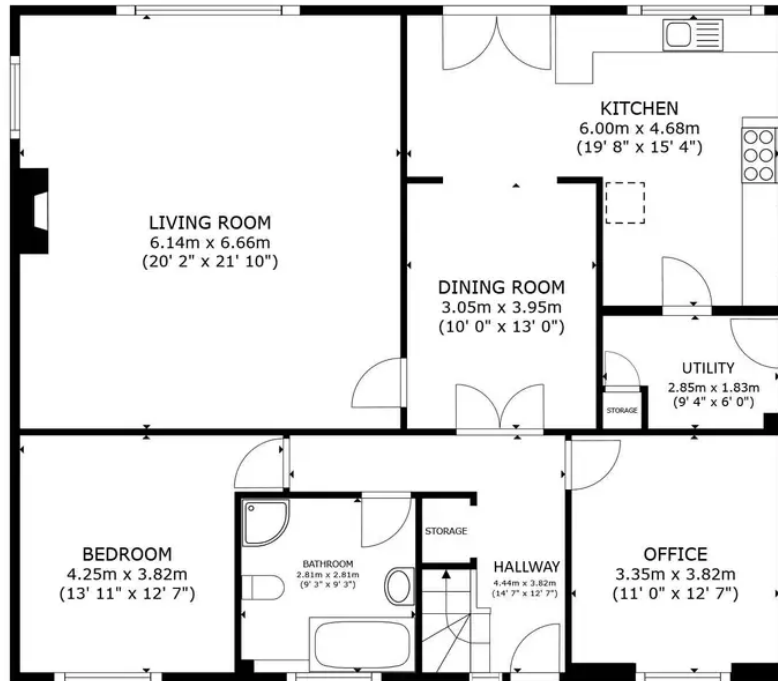
Four bedrooms

Two bathrooms and a shower room

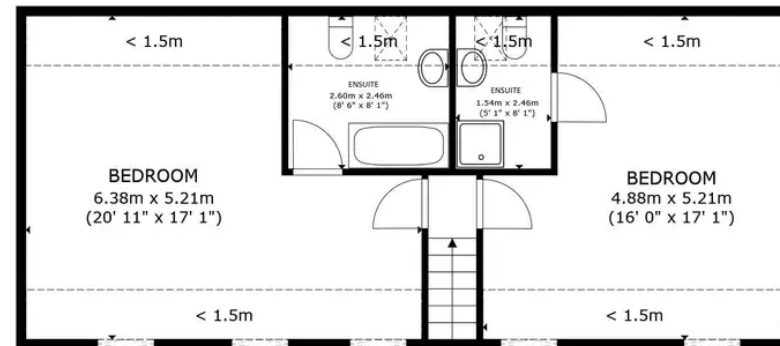
Off road parking and gardens







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 129.6 sq.m. (1,395 sq.ft.) FLOOR 2 45.2 sq.m. (487 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 18.6 sq.m. (200 sq.ft.)
 TOTAL : 174.8 sq.m. (1,882 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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