



Perrott Close, North Leigh

Breckon & Breckon
est. 1947

8 Perrott Close

North Leigh OX29 6RT

£400,000

Guide Price



Perrott Close is a quiet cul-de-sac in the heart of the popular village of North Leigh where properties are seldom seen for sale. This link-detached traditional bungalow but the sellers had pre-App plans approved via WODC to create a first floor if so desired. The spacious accommodation has been refreshed throughout including a well-appointed kitchen with space for dining, good size sitting room that enjoys plenty of natural light, two double bedrooms, one with French doors to the garden and modern bathroom. A lean-to garden room at the rear completes the superb living space. Further benefits include gas central heating, double glazing and excellent decoration.

Generous gardens to the rear have been landscaped to include a wonderful patio for alfresco dining. Laid mainly to lawn it is home to a host of mature plants, shrubs and trees. There is a cabin in the garden which is fully insulated with power and Wifi, a great home office/studio. Off-street parking and garage are further attributes ensuring an appointment to view will not disappoint.

Agent's Comment

"This family home enjoys a prime village location with a popular primary school, village shop and just a short drive to the thriving town of Witney"





IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

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Witney

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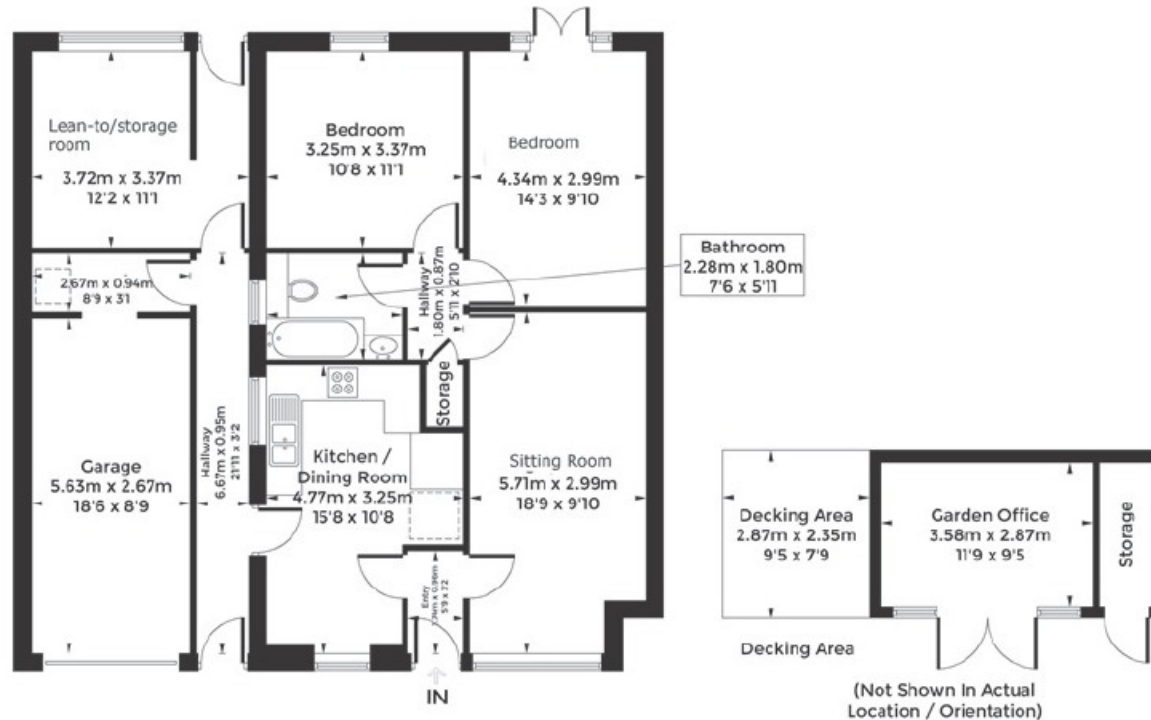
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Approximate Gross Internal Area = 103.4 sq m / 1113 sq ft
 Outbuilding = 11.4 sq m / 122 sq ft
 Total = 114.8 sq m / 1235 sq ft



Oxford city centre

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Witney

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Council Tax Band:

Band D - £2,282.45

Local Authority:

West Oxfordshire District Council

