

33 COMMON ROAD

NORTH LEIGH OX29 6RD

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North Leigh

Nestled in the heart of the village of North Leigh, this fabulous family home has been refurbishment throughout resulting in a beautifully presented, bespoke home. The stylish living space is across three floors and is complemented perfectly by the generous garden with the additional benefit of a garden studio with WC plus store. This splendid property presents an elegant, contemporary layout that includes a truly stunning kitchen/breakfast/dining/family room which is a superb space for everyday living and entertaining. Extending across the rear of the property, this open plan layout offers ample room for both dining and relaxing in front of the wood burning stove. Two additional reception rooms complete the ground floor.

Laid to lawn the rear garden affords a good degree of privacy and is a safe space for children and pets alike with a decked area for alfresco entertaining.

GUIDE PRICE

£800,000

 **5**

 **3**

 **3**


**Generous
plus studio**





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Approximate Gross Internal Area
 Main House = 220.6 sq m / 2375 sq ft
 Outbuilding = 31.1 sq m / 335 sq ft
 Total = 251.9 sq m / 2710 sq ft



Illustration for identification purpose only, measurements approximate, and not to scale.

Council Tax:

Band C - £2,236.39

Parking:

Driveway for several vehicles

Local Authority:

West Oxfordshire District Council



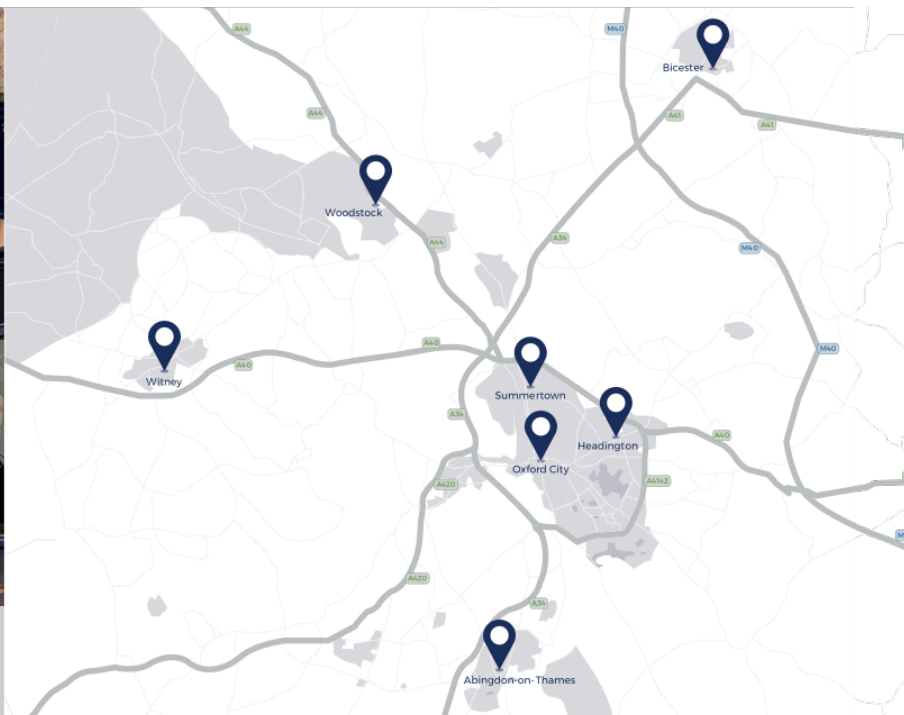
LOCATION

North Leigh lies midway between Woodstock and Witney and has a village shop/post office, library, church and two pubs. A bus service operates to Oxford (9 miles) and the local market town of Witney (3 miles). A landmark is the disused windmill located at the heart of the village. It boasts an excellent primary school and sports teams for both cricket and football. A small supermarket and further amenities are available in nearby Long Hanborough. There are many good country walks nearby. Oxford is also easily accessed via the A40 and at Hanborough station there are regular trains into Oxford/London. The nearby market town of Witney also has a variety of shops, restaurants, a leisure centre and cinema. Soho Farmhouse, Daylesford Organic, and Estelle Manor are all within easy reach.



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