



A charming cottage in need of some updating

Church Cottage, Church Road, North Leigh, Oxfordshire, OX29 6TX

Guide £500,000 Freehold



Entrance lobby • kitchen • sitting room • shower room
• dining room • 2 bedrooms • gardens and outbuilding

Situation

North Leigh is an attractive village set amongst pretty rolling West Oxfordshire countryside on the edge of the Cotswolds. The village amenities include an ancient church with village hall, a village general store/post office, library, primary school and two public houses.

The nearby thriving market town of Witney is conveniently placed for extensive shopping facilities and the mainline railways stations at Charlbury (6 miles) and Long Hanborough (3 miles) provide regular services to Evesham, Worcester, Oxford and London, Paddington.

The university city of Oxford is reached via the A40 as is the M40 motorway network to London and the Midlands. For those wishing to enjoy the immediate surroundings, there are numerous walks along the nearby footpaths and bridleways.

Directions

From Oxford follow the A44 towards Woodstock and turn left at the roundabout before Woodstock onto the B4095 signposted to Witney. Follow this road for three miles, through Bladon and Long Hanborough. After leaving Long Hanborough continue for some distance, passing Eynsham Hall, and then take the next right into Common Road.

At the subsequent T junction turn left and then right again onto Church Road and Church Cottage will be seen after a short distance on the left hand side.

Description

Church Cottage is a picturesque, detached, period property built in stone under a Stonesfield slate roof. Believed to date from the 16th century, Church Cottage is situated in a delightful, elevated position on the edge of the village and adjoining the parish church. With accommodation including two reception rooms, kitchen and shower room on the ground floor with two bedrooms on the upper floor. There are plenty of period features including an inglenook fireplace with a log burning stove and a substantial bressummer over, exposed beams and stone work and vaulted ceilings to the first floor.

Now in need of some possible updating, the property may also offer scope for extending, subject to the appropriate consents. Please note that exploratory holes have been exposed in the property as part of investigations for a possible refurbishment.

The attractive gardens are located to the front and side and are laid to lawn with herbaceous borders.





Services

All mains services are connected. Gas central heating.

Tenure

Freehold

Local Authority

West Oxfordshire District Council

Tenure

Freehold

Council Tax

Band = C

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.
EPC Rating = E

Viewing

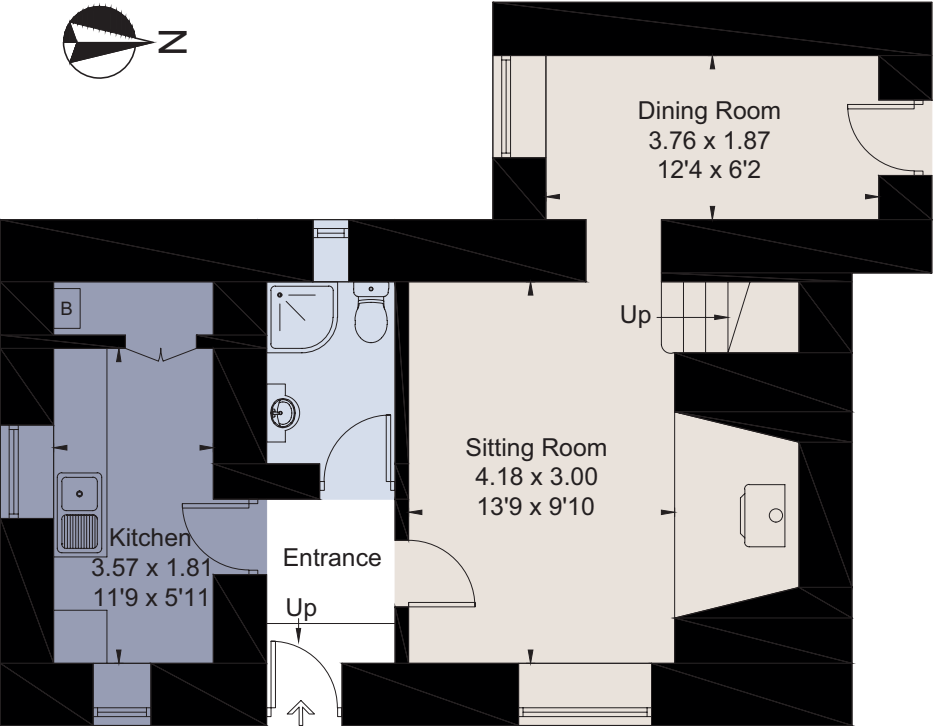
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Brochure prepared and photographs taken October 2022

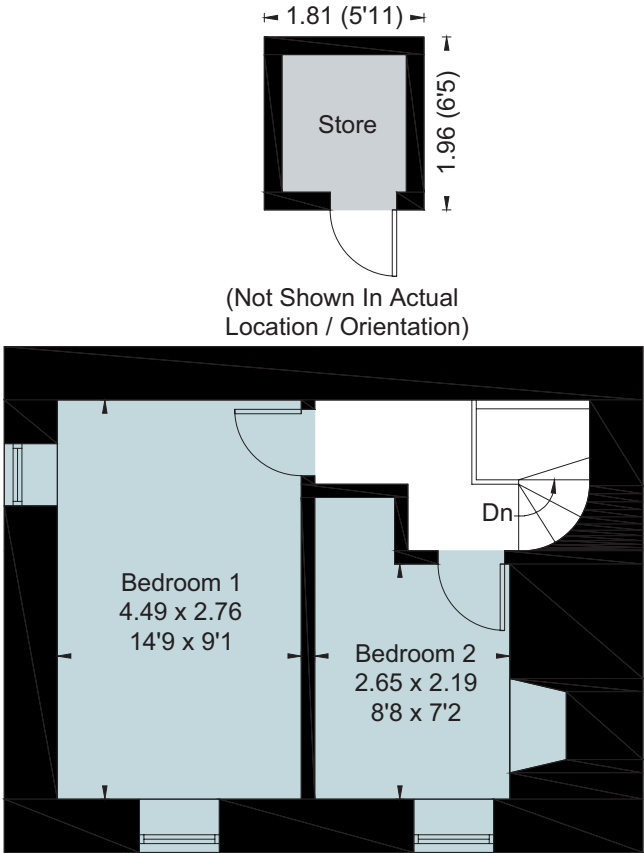


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Approximate Area 72.8 sq m / 784 sq ft
Store 2.2 sq m / 24 sq ft
Total 75 sq m / 808 sq ft

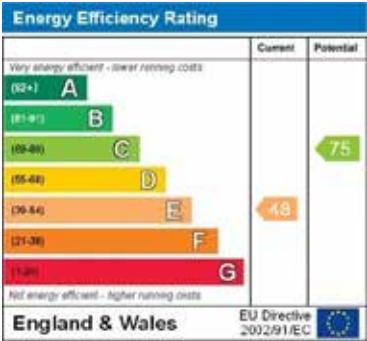
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Ground Floor



First Floor



For identification only. Not to scale. © 221027HW

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