



Cathian

57 Lower End, Leafield, Oxfordshire OX29 9QG

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A period 3 bedroom semi-detached character cottage, situated in the heart of this attractive Cotswold village. The charming property offers spacious accommodation including an entrance porch leading to the dining room, a living room with fireplace and doors to the courtyard garden, and a kitchen/breakfast room, together with 2 bedrooms and a bathroom on the first floor and a third bedroom on the second floor. There is a lovely courtyard garden to the rear, accessed from both the living room and the kitchen/breakfast room.

Leafield is an attractive village in an Area of Outstanding Natural Beauty on the edge of The Cotswolds, centred around the village green and local church. Amenities include the Fox Public House, The Pearl Restaurant, plus a small village shop with a post office, and the local primary school. Leafield is located between Witney, Charlbury and Burford, has good access to Charlbury Train station, and is close to The Wychwoods and The Cotswolds beyond.

Directions

Leave Witney via Hailey Road. Proceed out of Witney and towards the village of Hailey. Proceed through Hailey and on to Finstock. On reaching Finstock, turn left towards Leafield. On reaching the village, the property can be found on the right hand side.

Draft details - may be subject to alterations. 01L20





GROUND FLOOR

Entrance Porch

Dining Room

Living Room (with fireplace)

Kitchen/Breakfast Room

FIRST FLOOR

2 Bedrooms

Bathroom

SECOND FLOOR

Bedroom

Gas Central Heating

Period Features - exposed beams & stone walls

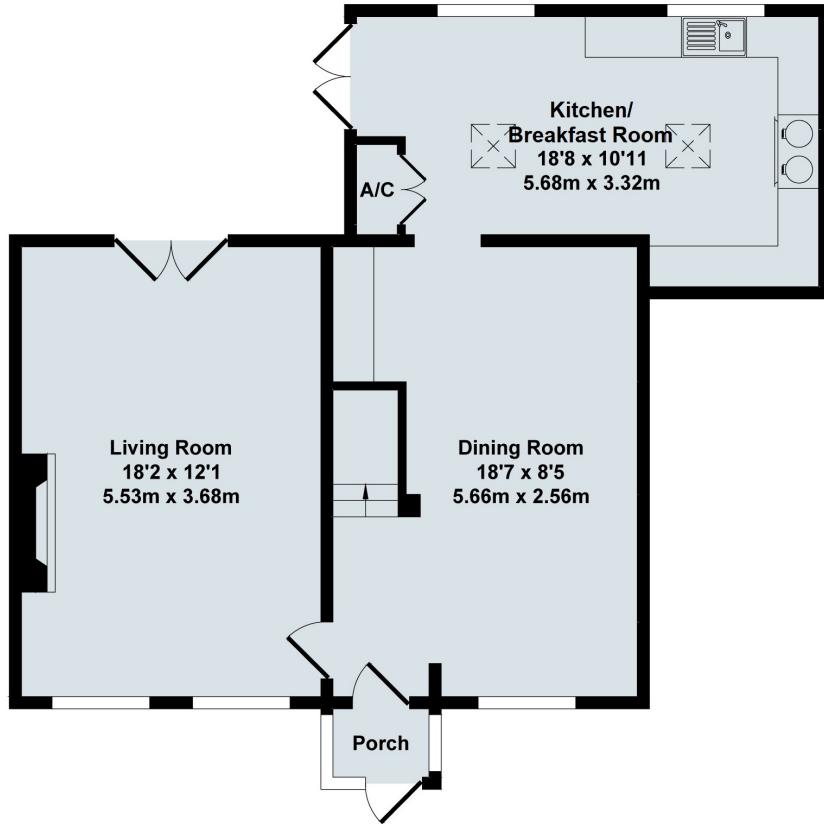
OUTSIDE

Private Courtyard Garden

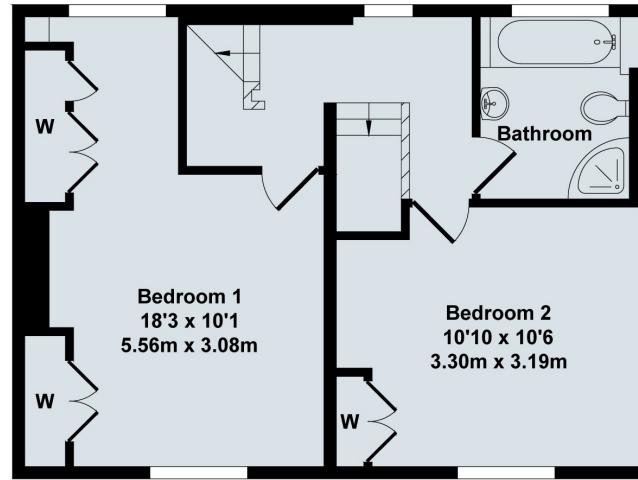
Current EPC Rating : 51/E

Price £400,000
Freehold
WODC band D - £2014.54 for 2020/21

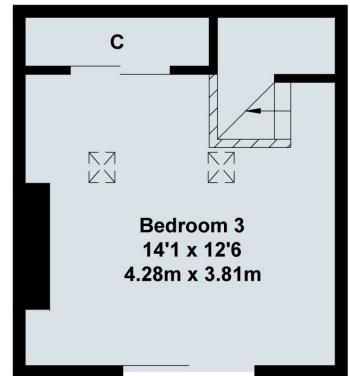




Ground Floor



First Floor



Second Floor

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Total Approx. Floor Area 1273 Sq.Ft. (118.30 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

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