



FAIRVIEW, EAST END, NORTH LEIGH

FLOWERS 
ESTATE AGENTS









Fairview, East End, North Leigh, OX29 6PX

Freehold

- Detached three bedroom period cottage
- Idyllic rural views across rolling open countryside
- Well presented throughout
- Well maintained gardens
- EPC grade E | Council tax band G
- Situated in the desirable hamlet of East End
- Well proportioned and flexible living spaces
- Detached double garage with additional office and storage space
- Driveway parking

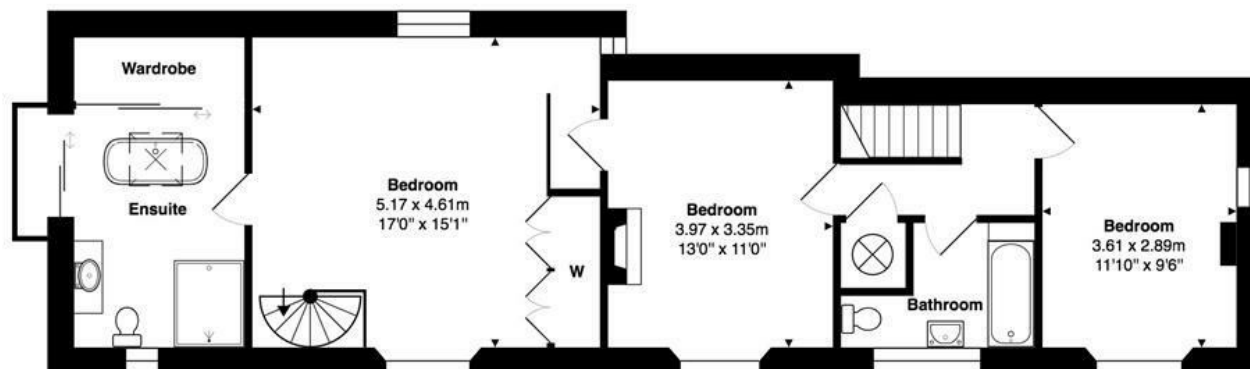
This attractive three bedroom period cottage with far-reaching field views is set on the edge of East End, a picturesque hamlet sitting just outside of North Leigh. A patchwork of architectural period styles, having been constructed over centuries, the property maintains a rich sense of character and offers a series of versatile and well proportioned spaces.

Approaching nearly 1600 Sq Ft of internal living accommodation, Fairview is ideally laid out to suit family day living. A charming entrance hallway sets the tone for the rest of the tour and gives way to a bright yet cosy family room complete with fireplace. The generously proportioned dining room with exposed stonework sits to the left of the hallway and opens to the cottage style kitchen where traditional fitted cabinetry lends itself to the property's original charm. To the left of the plan is a large, dual-aspect reception room with access to a handy ground floor cloakroom and store for added convenience.

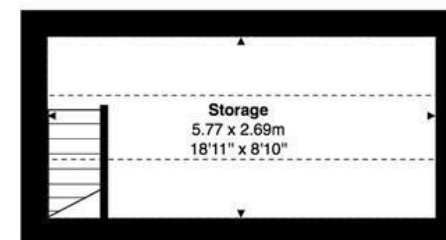
Entry to an impressive principal bedroom with expansive en-suite and Juliette balcony is gained via its own dedicated staircase to create a sense of privacy. A wonderful quality of natural light is afforded by the dual aspect windows and emphasises the feeling of space. Interconnecting is the second of the three double bedrooms however access could be restricted if required to create separation. The third bedroom and family bathroom occupy the right of the plan.

Externally, the generous garden is mainly laid to lawn with an array of mature trees, shrubs and planted borders. A substantial two-storey double garage has been partially converted to create an office and storage room with further storage space on the first floor. Driveway parking for multiple vehicles is also available.

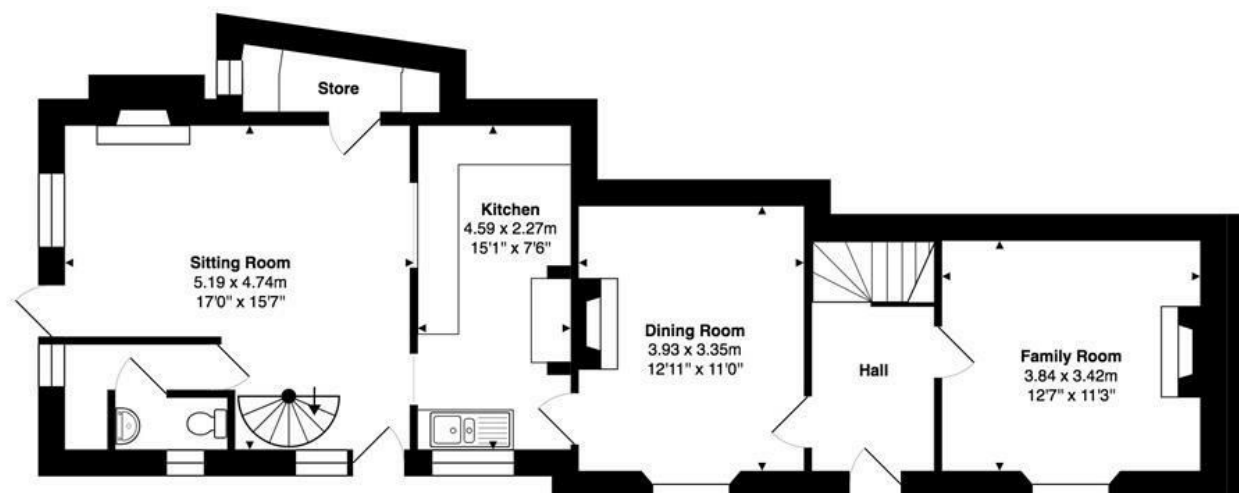




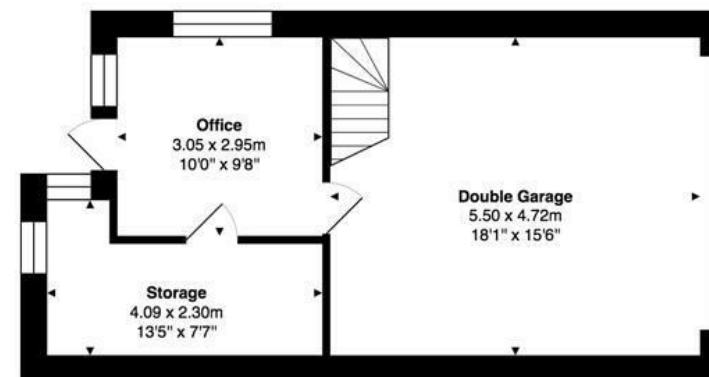
First Floor



First Floor Garage



Ground Floor



Ground Floor Garage

Approximate Gross Internal Area


Main House 144.7 m² / 1557 ft²

Garage 58.8 m² / 633 ft²

Total 203.6 m² / 2791 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk



 Reduced headroom (less than 1.5 m / 5 ft)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

North Leigh

North Leigh is an attractive village approximately 3 miles north east of Witney. It has a thriving community with two pubs, a primary school, a village hall, village store and Post Office and allotments. The nearby village of Long Hanborough is two miles away and has a good range of amenities including a large Coop and GP surgery along with a train station offering a service to Worcester, Oxford and London. A bus service is available from North Leigh to Witney and Oxford, and Oxford Parkway Railway Station is 10 miles away.

Local Authority: West Oxfordshire
Council Tax Band: G

CONTACT

Flowers Estate Agents

London House
 16 Oxford Street
 Woodstock
 OX20 1TS

01993 627766
woodstock@flowersestateagents.com

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

