

68 Church End
South Leigh, Oxfordshire

abbeyproperties
independent estate agents

Church End, South Leigh

Oxfordshire, OX29 6UR

Guide Price £650,000 Freehold

An extended Victorian semi-detached stone cottage enjoying an idyllic spot tucked away in a no-through Lane just a few steps from open farmland opposite the parish church. The Cottage dates originally from around 1870 with stone elevations under a clay tiled roof and a later reconstituted stone extension.

The property has a current planning permission for a large rear kitchen extension, reference 25/01367/HHD, and offers enormous scope for improvement and alteration to create a substantial family home, in this delightful semi-rural location. The versatile living space currently comprises a large lounge/diner, a separate sitting room, ground floor bedroom/office, kitchen, garden room, ground floor shower room, and a second kitchen/utility in a more temporary conservatory type structure. The first floor has a large master bedroom with Juliet balcony overlooking the rear garden, two further bedrooms and large bathroom with shower. Heating is gas fired to radiators, and other features include oak latch doors, fireplaces, and rear farmland views from the master bedroom.

Outside the cottage has driveway parking, and a good sized rear garden with westerly aspect. This is a superb opportunity to acquire a period home with genuine potential to extend and improve in a highly enviable West Oxfordshire village, some 3 miles from Witney, 8 miles from Oxford and within easy reach of the A40, A34 and A420. End of chain sale available for early completion, early viewing is advised.







THE ACCOMMODATION

Front Door to:-

Lobby
Quarry tiled floor, understairs cupboard.

Bedroom 4/Home Office
Old fireplace feature, window to front.

Sitting Room
Fireplace, window to front, cottage staircase to the first floor behind an oak latch door.

Kitchen
Period style units, oak worktop, Belfast style sink, dishwasher, small Laundry Room. Old window opening, and access to Garden Room.

Garden Room
Sloping polycarbonate roof, windows and stable door to the rear garden.

Shower Room
Large shower cubicle, wash basin in vanity unit, WC, window to rear.

Lounge/Diner
L-shaped room with windows to front, Karndean flooring. Opening to:-

Kitchen/Conservatory
Housed within a more temporary conservatory style structure with PVCu cladding, overlooking the rear garden. Range cooker, base and wall units, stainless steel single drainer sink, plumbing for dishwasher, tiled floor.

Note: The proposed kitchen extension would see this replaced. Plan available to view online.

On the first floor

Landing
Window to front, conservation roof light, feature circular window, oak latch doors.

Master Bedroom
Window to front, glazed door with Juliet balcony overlooking rear garden with farmland views.

Bedroom
Window to rear.

Bedroom
Window to front, access to roof space.

Bathroom
Large Bathroom comprising white suite of panelled bath, pedestal basin, WC, shower cubicle, tiled walls, skylight, cupboard housing gas fired boiler.

OUTSIDE

The Garden
The front garden comprises lawn and driveway parking. Gated side access to the rear garden which is mainly laid to lawn and a blank canvas for the new owner. The garden enjoys a westerly aspect.

Agent Note
We are obliged to inform interested parties that the owner of 68 Church End is a Director of Abbey Properties (Eynsham) Ltd.

Council Tax
West Oxfordshire District Council - Band E.

South Leigh is a small village with a widely spaced layout surrounded by farmland and open countryside boasting lovely walks. Although relatively rural the village is only some 3 miles from both Eynsham and Witney and the A40 is easily accessible both eastwards towards Oxford (c.10 miles) and west towards Burford (c.12 miles) and the Cotswolds. The village has St James the Great Parish Church opposite, the Mason Arms boutique hotel/pub/restaurant within a short walk, and a lovely village hall. Shopping, schools and recreational facilities can be found in the nearby market town of Witney and Eynsham.







Haley Cottage Church 68 End South Leigh OX29 6UR

Approximate Gross Internal Area
Main House = 181.9 sq m / 1959 sq ft
Outbuilding = 7.8 sq m / 84 sq ft
Total = 189.7 sq m / 2043 sq ft

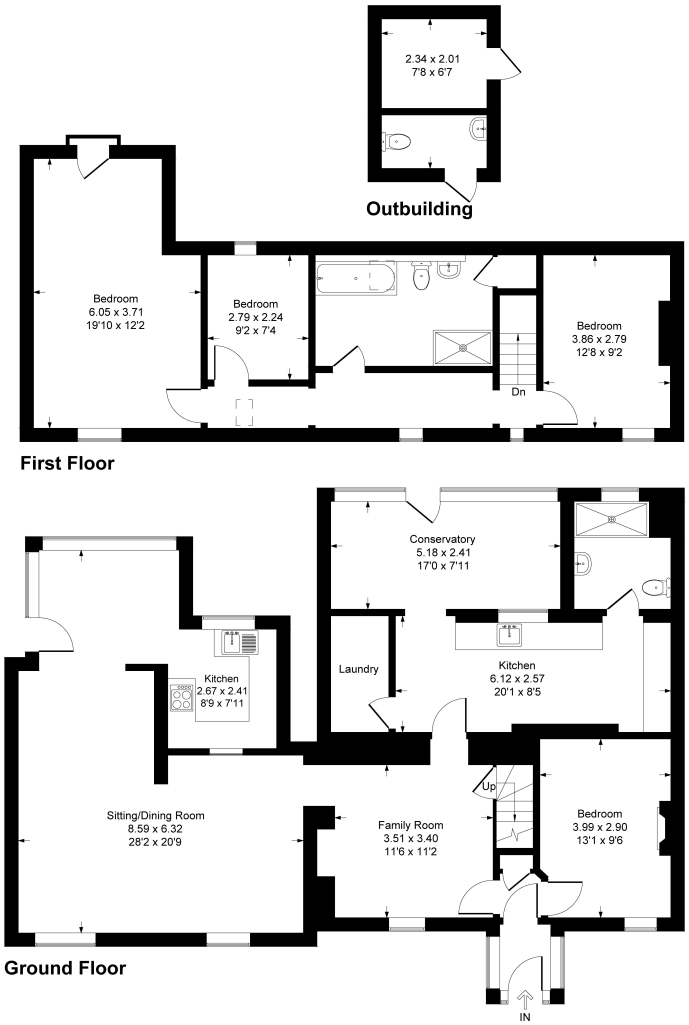
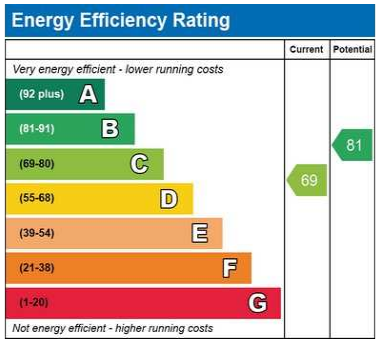


Illustration for identification purpose only, measurements approximate,and not to scale.



* *3/4 Bedrooms * Versatile living space **
* *2/3 Reception rooms * Bedroom 4/Home office **
* *P.P for large kitchen extension * Gas CH **
* *Huge scope for improvement and alteration **
* *Sought after village * Semi-rural location **
* *Close to open farmland & parish church **
* *End of chain sale * Viewing advised **



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These particulars have been carefully prepared in good faith as a guideline only. Rooms have been measured with an electronic laser and measurements, areas, distances or aspects referred to given as approximations. No appliances, heating systems or services have been tested and prospective purchasers are advised to commission their own inspections and surveys prior to exchange of contracts. Nothing in these particulars should be interpreted as implying that any necessary planning, building regulation or other consents have been obtained. We have not verified the tenure or legal title of the property and prospective purchasers should make their own enquiries through their Solicitor prior to exchange of contracts.