33 COMMON ROAD

NORTH LEIGH OX29 6RD

Breckon & Breckon
est.1947

Breckon & Breckon est.1947

33 Common Road

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.

5

3

3

Generous plus studio

GUIDE PRICE

£800,000













33 Common Road North Leigh OX29 6RD

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

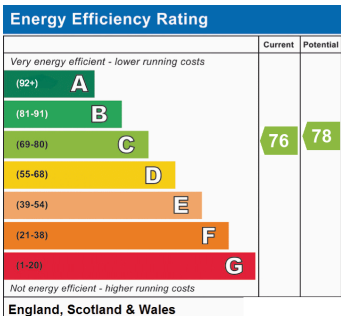


Illustration for identification purpose only, measurements approximate,and not to scale.

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.



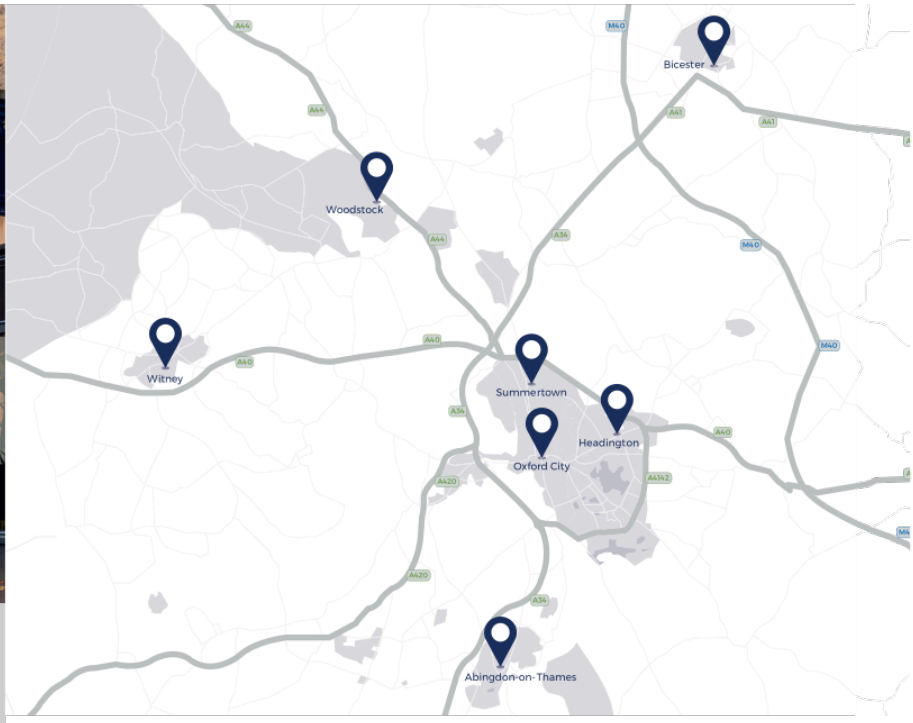




OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon est.1947





Every office has access to ***every buyer*** registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

Witney Sales

10 Market Square
Witney
Oxfordshire
OX28 6BB

t: 01993 776 775
e: witney@breckon.co.uk



FROM LEFT: Alex Chappell, Sarah Thomas, Julia Briggs, Rose McDermott and John Bouwer

Summertown
t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre
t: 01865 244 735 (sales)
t: 01865 20 1111 (letting)
e: post@breckon.co.uk

Headington
t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames
t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Woodstock
t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester
t: 01869 242 423 (sales & letting)
e: bicester@breckon.co.uk

New Homes
t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team
t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management
t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department
t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon
t: 01865 765 555
e: bespoke@breckon.co.uk

naea propertymark PROTECTED

EST. 1947

breckon.co.uk

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statment. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.