



LEECHADWICK

SOLICITORS LLP
& ESTATE AGENTS



Thatched Cottage

Leafield

Offers Over £700,000

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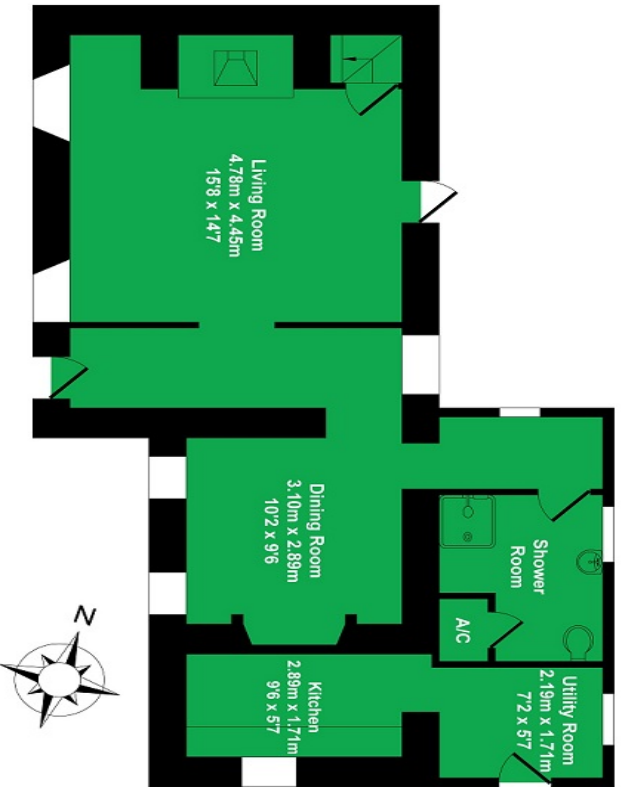
Local Authority: West Oxfordshire District Council

Council Tax Band: E for 2024/2025 - Tenure: Freehold

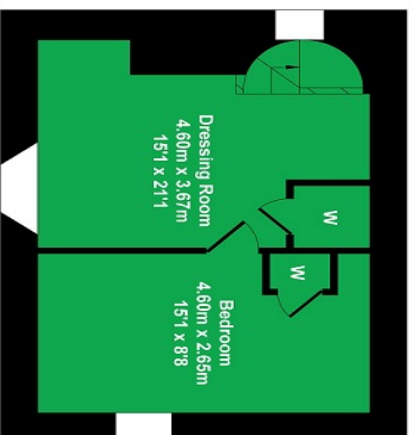
A Grade II Listed Building in the Beautiful Village of Leafield with stunning views in need of updating. The property is situated on the edge of the village surrounded by countryside with off-road parking. Additional parcel of land available by separate negotiation. As can be seen from the floorplan the second bedroom is accessed through the first bedroom.

The property comprises:

- Hallway
- Kitchen
- Utility Room
- Living Room with Fireplace and Door to Rear Garden
- Dining Room
- Two Adjoining Bedrooms
- Gravelled Driveway
- Secluded Mature Garden
- Additional parcel of land available by separate negotiation



Ground Floor
 Approx. Floor
 Area 60.40 Sq.M.
 (650 Sq.Ft.)



First Floor
 Approx. Floor
 Area 27.60 Sq.M.
 (297 Sq.Ft.)

Total Approx. Floor Area 947 Sq.Ft. (88.0 Sq.M.)













Leafield is a Popular Village in the Cotswolds just a short distance from the bustling market town of Witney. Leafield benefits from a primary school and local Fox Pub where you will receive a warm welcome. A great rural location surrounded by the Cotswold countryside perfect for walking, cycling and family life.

Disclaimer: Lee Chadwick endeavours to ensure that the floorplans, measurements and descriptions are accurate but cannot accept any responsibility for any errors, misstatements or omissions. In any event all measurements are approximate and these particulars are intended for guidance purposes only. Wide angled lenses may have been used for the photography. Lee Chadwick has not tested any appliances and purchasers should not assume that any reference to them means that they are included in the sale. It should not be assumed that any necessary planning or building regulation or listed building consents have been obtained. Any warranty or representation in relation to the property may not be relied upon. These particulars may not be included or relied upon in any offer nor may they form part of any contract. Purchasers must rely on their own inspection, legal enquiry and survey in all respects

Our ref: KR/BUL001.0003