

PERCY'S COTTAGE

12 LOWER END, LEAFIELD OX29 9QJ

Percy's Cottage

12 Lower End, Leaffield OX29 9QJ

Located in a picturesque village designated as an area of outstanding natural beauty, this delightful stone built cottage is just a short walk from the centre of this thriving village. This detached country home is being sold with no onward chain and enjoys characterful features including exposed beams and an open fire with hood over and beam. The spacious ground floor offers a dual aspect, country style kitchen with a range of units, space for white goods and room for a dining table. The sitting room with fireplace is a super space for relaxing and sets the scene for those cosy winter evenings. Upstairs there are two double bedrooms and modern three piece bathroom.

The mature, enclosed private garden is south facing and there is off road gravel parking for two cars.



2



2



1

GUIDE PRICE

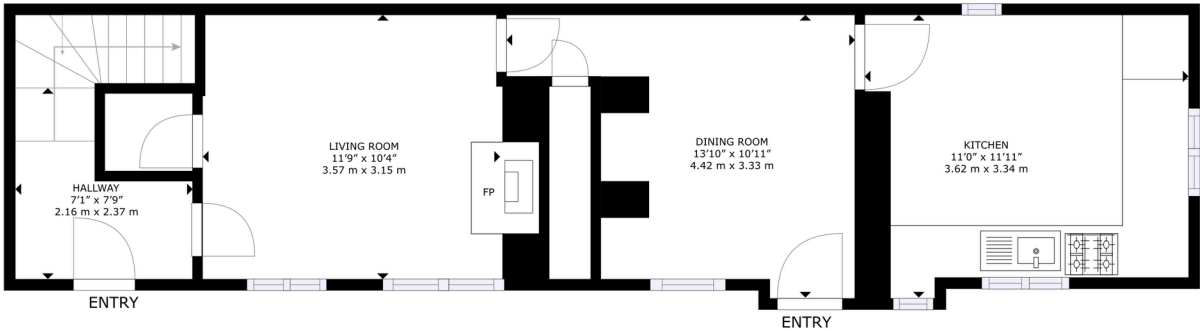
£375,000



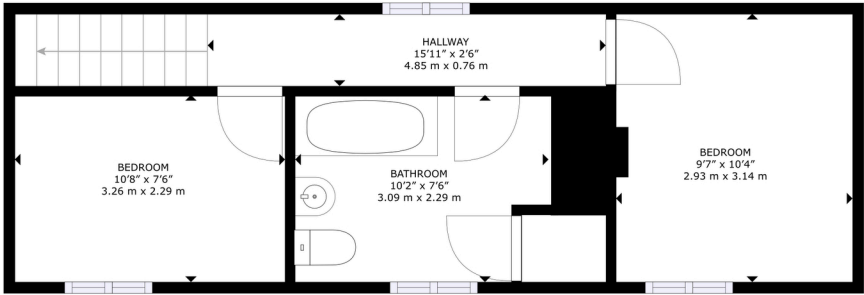
Enclosed







FLOOR 1



FLOOR 2

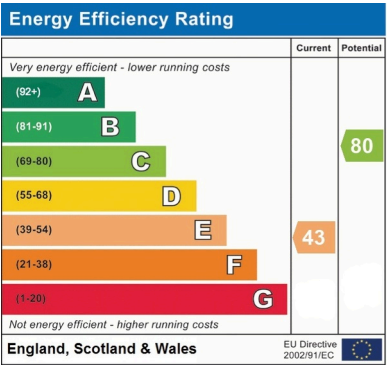
GROSS INTERNAL AREA
FLOOR 1: 356 sq. ft, 33 m²; FLOOR 2: 495 sq. ft, 46 m²
TOTAL: 851 sq. ft, 79 m²,
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band C - £2,231.84

Parking:
Off-street parking

Local Authority:
West Oxfordshire District Council



“ LOCATION COMMENT

In an elevated location and with a broad village green, Leaffield is within the ancient area of the Wychwood forest and enjoys far reaching views from various places in the village. There is a mixture of traditional stone built cottages and more recent housing, and the village has a good range of local amenities including a pre-school, primary school, church, and pub. It has a bus service and a main line London/Paddington station at Charlbury about four miles away.



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.

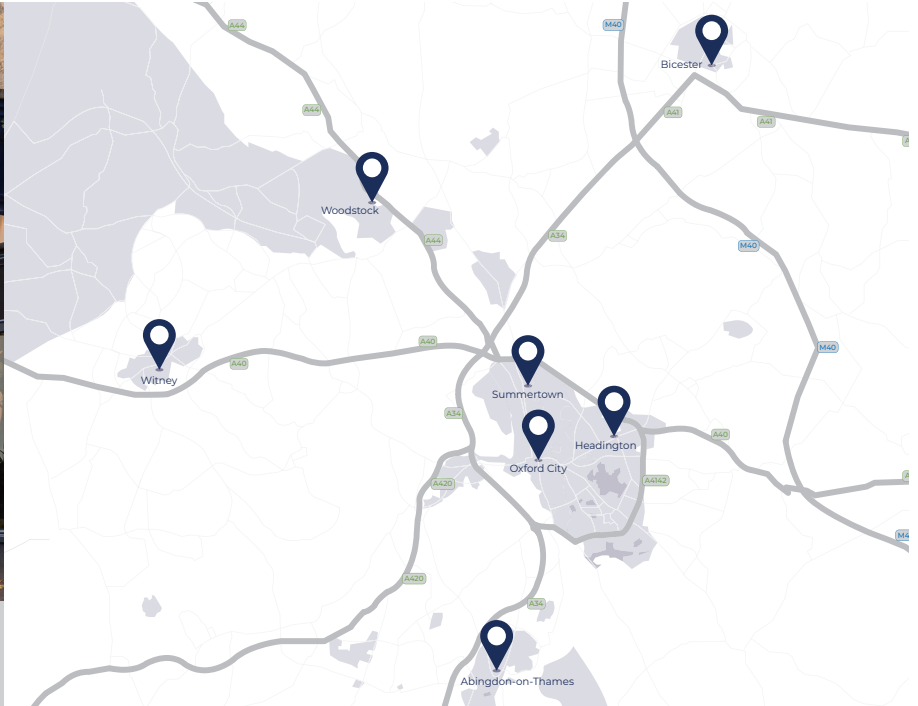
Witney Sales

10 Market Square
Witney
Oxfordshire
OX28 6BB

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



FROM LEFT: Alexander Chappell,
Julia Briggs, Sarah Thomas,
Madison Peedell, 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 24 24 23 (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



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-statement. 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.