



# **FOLLATON HOUSE**

## **15 PARKSIDE**

NORTH LEIGH OX29 6SG

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15 PARKSIDE, NORTH LEIGH OX29 6SG

Enjoying a desirable, tucked-away position in the heart of this thriving village which lies about three miles from Witney, a fabulous home built by a local builder, and one that has been in the the same ownership for over 20 years. Beautifully presented throughout the house offers stylish, light-filled accommodation alongside a delightful, generous garden.

The contemporary kitchen is fitted with a superb Rangemaster stove, and the sitting room with feature fireplace is a lovely spot for the family to relax with doors opening out to the garden. The separate dining room offers ample space for family entertaining. Externally, the lovely garden with a westerly aspect affords a high degree of privacy and has been thoughtfully landscaped with low-maintenance in mind. The paved area is ideal for alfresco dining with its delightful view across a vast array of plants, shrubs and trees. This highly desirable home is one not to be missed.

## GUIDE PRICE

**£700,000**

 **5**

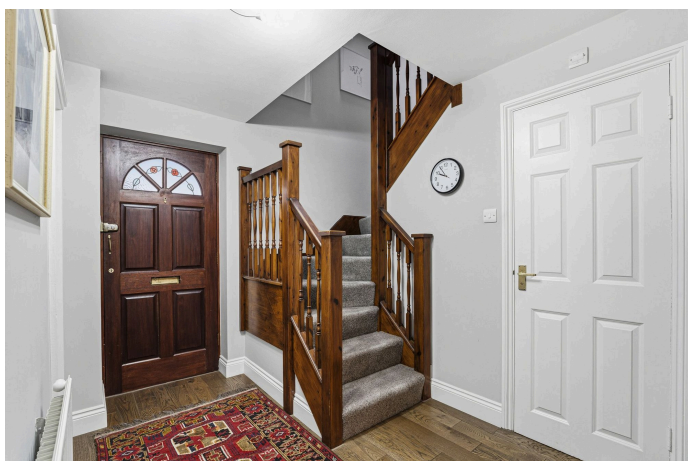
 **2**

 **3**

  
**Landscaped**







**15 Parkside, Witney, OX29 6SG**

Approximate Gross Internal Area = 172.14 sq m / 1853 sq ft  
(Including Garage)

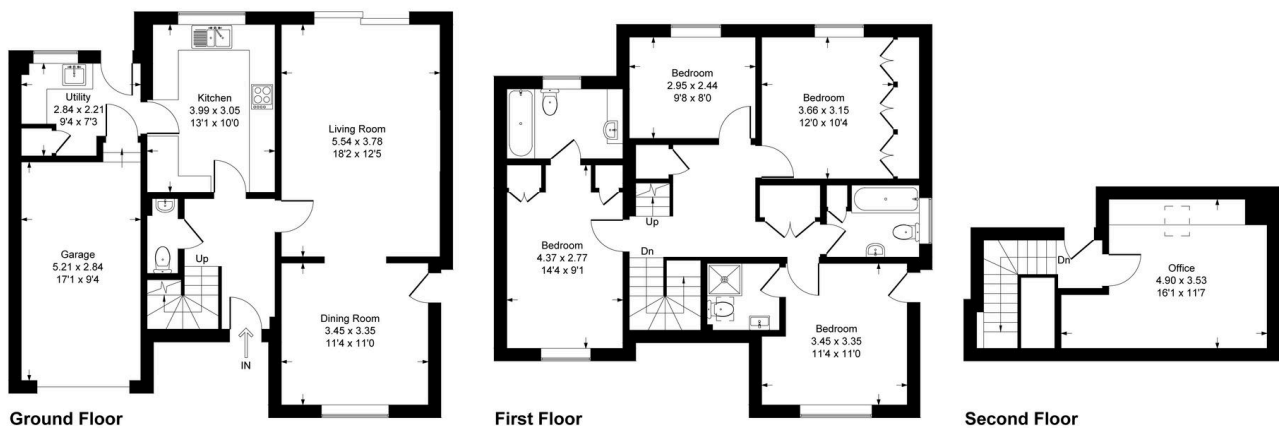


Illustration for identification purpose only, measurements approximate, and not to scale.

**Council Tax:**

Band F - £3,458.56

**Parking:**

Garage & Driveway

**Local Authority:**

Oxford City Council



# LOCATION

*North Leigh lies midway between Woodstock and Witney and has a village shop/post office, library, church and pub. 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, the Memorial Hall which hosts many local activities, and that there is a Youth Club with its own premises. 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.*





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