



**LINDEN**

WITNEY LANE, LEAFIELD OX29 9PG



# LINDEN

WITNEY LANE, LEAFIELD OX29 9PG

Nestled in the heart of a sought-after village, this charming Grade II listed cottage presents a rare opportunity to own a charming period home with a delightful garden. Rich in traditional features Linden showcases exposed beams, flagstone flooring, an inviting inglenook fireplace with open fire, and classic ledge-and-brace doors.

Outside, the beautifully maintained rear garden offers excellent privacy and year-round interest, with a variety of mature flowers and shrubs. A paved patio provides a lovely spot for alfresco dining or simply enjoying the tranquil surroundings. Set within a picturesque and welcoming village known for its scenic walks and strong community spirit, this stone cottage offers the very best of village living with character, comfort, and charm.

## GUIDE PRICE

**£575,000**



2



3



1



Rear Garden





**Linden, Witney, OX29 9PG**

Approximate Gross Internal Area  
 Main House = 124.02 sq m / 1335 sq ft  
 Outbuilding = 4.83 sq m / 52 sq ft  
 Total = 128.85 sq m / 1387 sq ft



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

**Council Tax:**

Band E - £3,068.79

**Parking:**

On-street parking

**Local Authority:**

West Oxfordshire District Council



# LOCATION

*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 primary school, church, the Fox public house, the Pearl Chinese restaurant and a number of other businesses. It has a bus service and a main line 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.

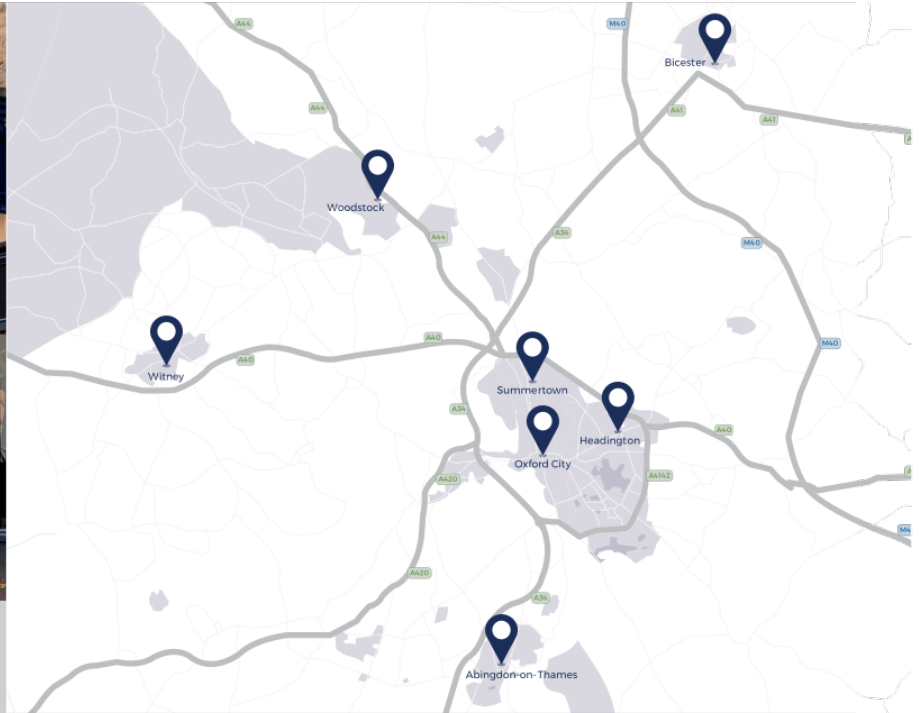
### Witney Sales

10 Market Square  
Witney  
Oxfordshire  
OX28 6BB

t: 01993 776 775  
e: [witney@breckon.co.uk](mailto: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](mailto:summertown@breckon.co.uk)

### Oxford City Centre

t: 01865 244 735 (sales)  
t: 01865 20 1111 (letting)  
e: [post@breckon.co.uk](mailto:post@breckon.co.uk)

### Headington

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

### Abingdon-on-Thames

t: 01235 550 550 (sales)  
t: 01235 554 040 (letting)  
e: [abingdon@breckon.co.uk](mailto:abingdon@breckon.co.uk)

### Woodstock

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

### Bicester

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

### New Homes

t: 01865 261 222  
e: [newhomes@breckon.co.uk](mailto:newhomes@breckon.co.uk)

### Land Team

t: 01865 558 999  
e: [land@breckon.co.uk](mailto:land@breckon.co.uk)

### Letting and Property Management

t: 01865 20 1111  
e: [lettings@breckon.co.uk](mailto:lettings@breckon.co.uk)

### Creative Department

t: 01865 310 300  
e: [creative@breckon.co.uk](mailto:creative@breckon.co.uk)

### Bespoke by Breckon

t: 01865 765 555  
e: [bespoke@breckon.co.uk](mailto:bespoke@breckon.co.uk)



EST. 1947



[breckon.co.uk](http://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.