

3 HAROLDS CLOSE

LEAFIELD OX29 9PU

3 HAROLDS CLOSE

LEAFIELD OX29 9PU

Enjoying a peaceful position in a small close on the edge of the highly desirable village of Leaffield, this beautifully presented family home has been in the same ownership for almost a decade and offers a superb blend of comfort, space, and practicality. This small close is within easy reach of the village amenities and has a wonderful view to the rear over open countryside. The accommodation opens with a welcoming entrance hall that leads to a spacious sitting room featuring an open fireplace creating a cosy spot for family relaxation, a separate dining room ideal for entertaining, and a convenient ground floor WC. The conservatory, with its delightful aspect, provides a tranquil spot to enjoy the garden views.

Outside, the garden backs onto open farmland and is a wonderful space to enjoy alfresco entertaining.

GUIDE PRICE

£725,000



4



4



2



Generous





Approximate Gross Internal Area
 Main House = 191.66 sq.m / 2063 sq.ft
 Garage = 32.05 sq.m / 345 sq.ft
Total = 223.71 sq.m / 2408 sq.ft

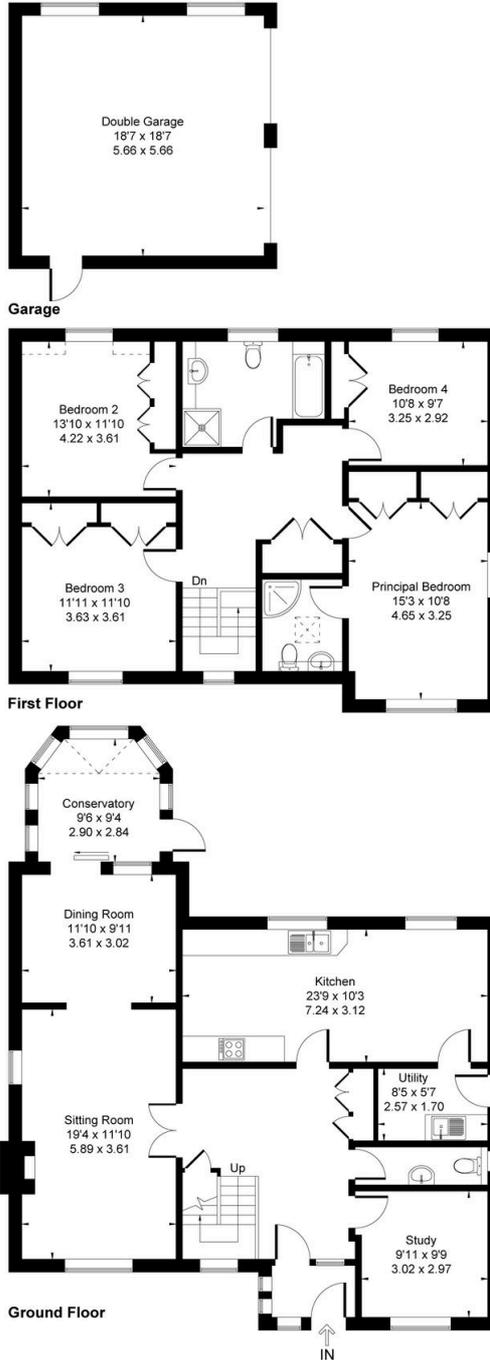


Illustration for identification purpose only, measurements approximate and not to scale.

Council Tax:
 Band G - £4,184.71

Parking:
 Double Garage

Local Authority:
 West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	80
EU Directive 2002/91/EC			

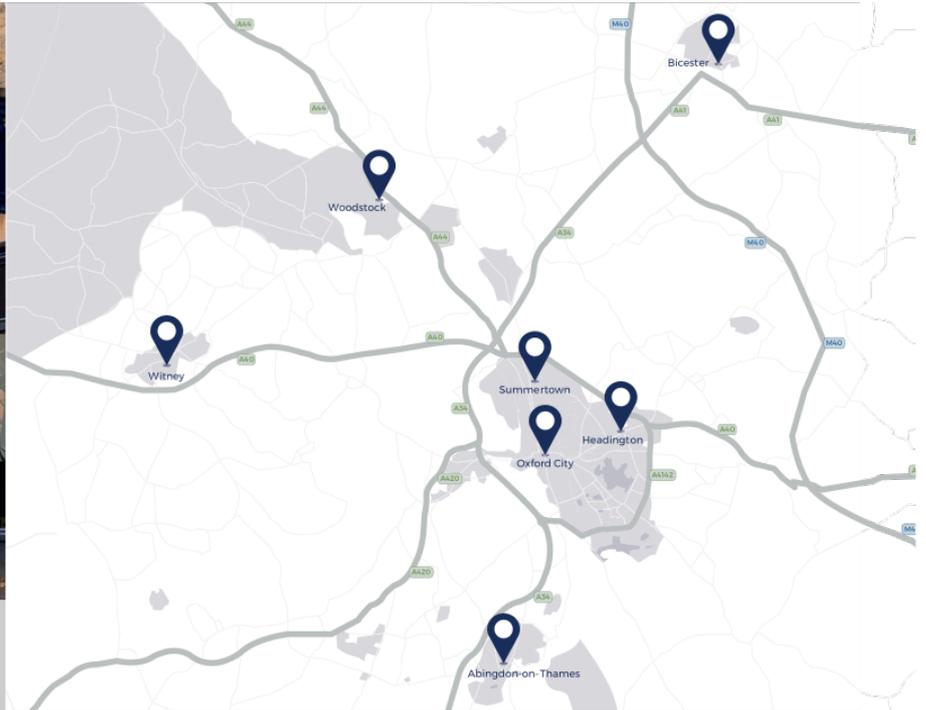
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

LOCATION

In an elevated location and with a delightful village green, Leafield is a popular village with a thriving community that benefits from a post office/shop, public house, village hall and St Michael's church sits proudly in the middle of the village. There is a primary school and a pre-school group, as well as being in the catchment area of Burford School and Community College. Leafield is situated within the Wychwood Forest and is designated an area of outstanding natural beauty with scenic country walks and bridle paths. There is an excellent London rail link from nearby Charlbury and the vibrant market town of Witney is a short drive and offers a wide range of amenities. Soho Farmhouse, Estelle Manor and Jeremy Clarkson's The Farmer's Dog are within easy reach.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE



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



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-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.