

EILDON, CHURCH END

SOUTH LEIGH OX29 6UR

Eildon, Church End

South Leigh OX29 6UR

This striking home is superbly presented, with accommodation thoughtfully arranged over two floors. At the heart of the house is a fabulous sitting room, featuring a large bow window that allows an abundance of natural light and provides a superb outlook across the garden. Flowing seamlessly from the sitting room is a sizeable dining room, which offers a wonderful space for family entertaining and special occasions. The conservatory is the perfect spot to enjoy views of the garden throughout the year.

The mature gardens are designed with low maintenance in mind and have been meticulously tended, featuring a host of established shrubs and plants that enhance the home's appeal and provide a good degree of privacy. The property also benefits from a driveway and a double garage.

GUIDE PRICE

£925,000



circa 0.33
acres





Approximate Gross Internal Area
 Main House = 260.92 sq.m / 2809 sq.ft
 Garage = 23.77 sq.m / 256 sq.ft
Total = 284.69 sq.m / 3065 sq.ft

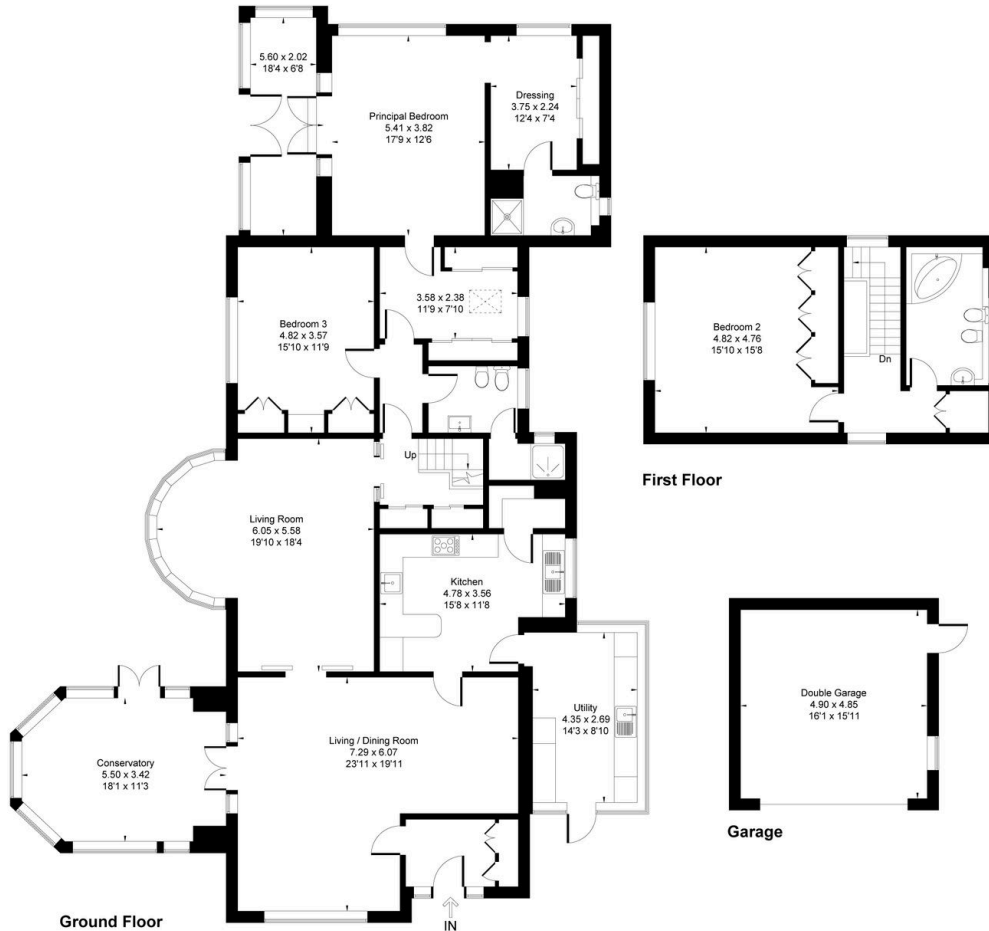


Illustration for identification purpose only, measurements approximate and not to scale.

Council Tax:

Band F - £3,456.04

Parking:

Double Garage & Driveway

Local Authority:

West Oxfordshire District Council

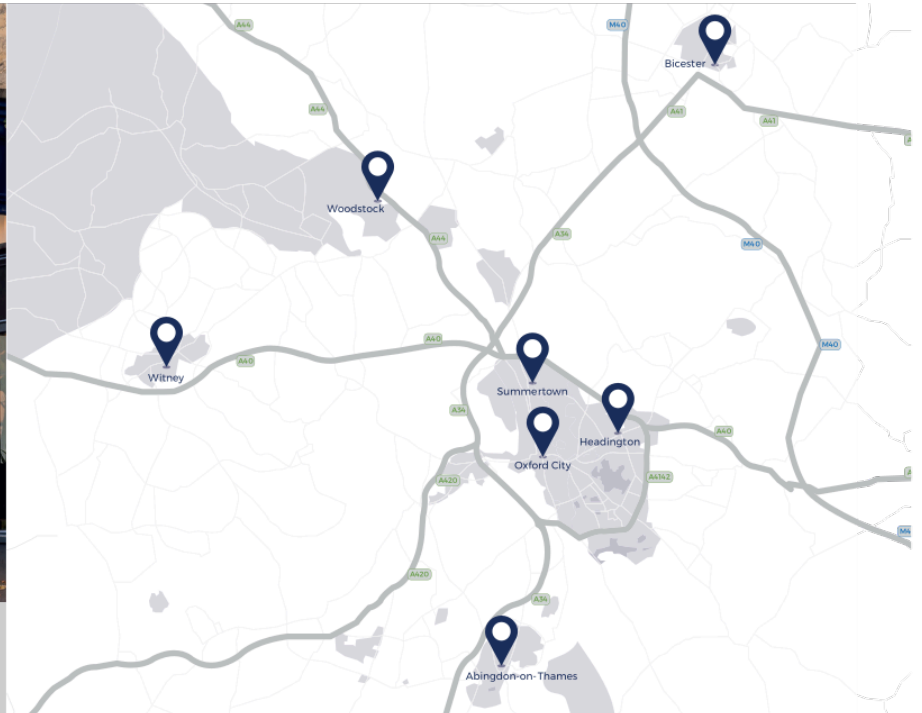


LOCATION

Eildon is an impressive family residence that enjoys an idyllic position within a sought-after pretty village located between Witney and Oxford, and surrounded by open countryside. It has an historic church, busy village hall and the popular Mason Arms. The thriving community organise events from croquet and cricket, to bell ringing, pub quizzes and lunches. The vibrant market town of Witney is just three miles distant. The village is ideal for access to a wide choice of schools in Oxford, Abingdon and Witney. Estelle Manor in North Leigh is a mile away; Soho Farmhouse and the wider Cotswolds, with renowned walks, picturesque countryside and popular pubs and hotels are all within a relatively short distance. The university city of Oxford is approximately 11 miles away, and the village is well located for easy access to the A40/M40 or the south west via A34. There are good train links from Oxford Parkway or Oxford.



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.