



THE GRANARY

LOWER END, LEAFIELD OX29 9QQ



The Granary

Lower End, Leafield OX29 9QG

Enjoying a prime village location this truly delightful cottage has a lovely garden to the rear with beautiful views across rolling countryside. The spacious accommodation is filled with period charm and offers a dual aspect sitting room with open fireplace, a separate dining room that overlooks the pretty gardens and the kitchen has exposed beams and is fitted with a wide range of country style units.

The pretty rear gardens have been well tended over the years, they afford a good degree of privacy and are stocked with a host of flowers and shrubs. A paved patio area adjacent to the sitting room provides an ideal area for alfresco dining and a place to take-in the lovely views. The double tandem garage and additional parking are further attributes. Overall, a character home with stunning views and one worthy of an early appointment to view to fully appreciate the truly delightful location.

GUIDE PRICE

£650,000



3



2



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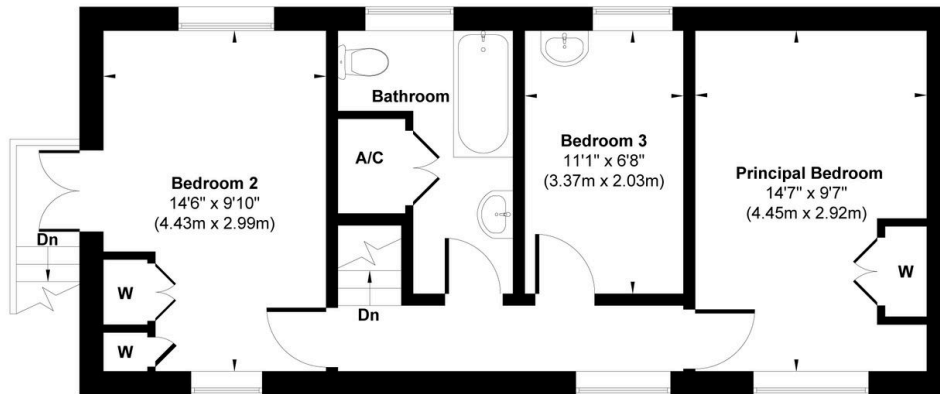
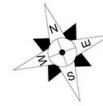


**Generous
with views**

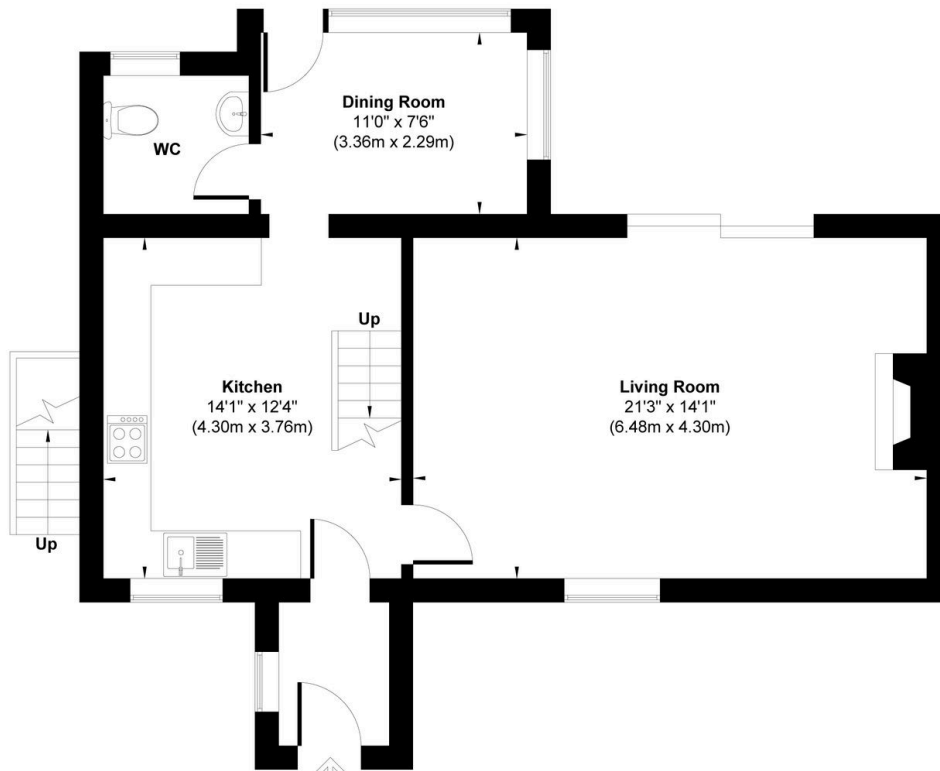




Approximate Gross Internal Area
Main House = 102.91 sq.m / 1108 sq.ft



First Floor



Ground Floor

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

Council Tax:

Band E - £3,206.43

Parking:

Double tandem garage

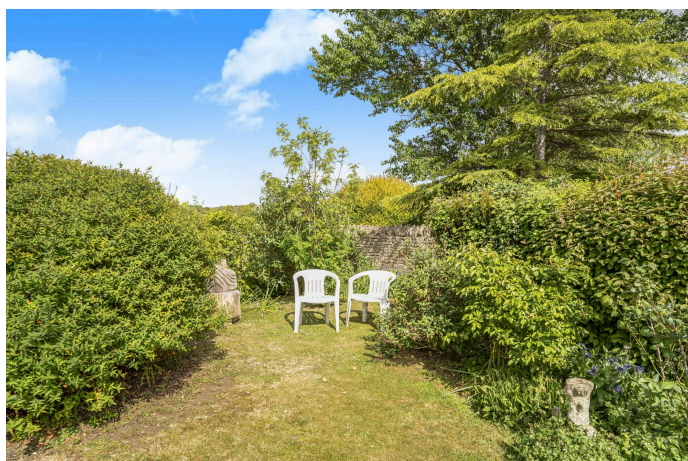
Local Authority:

West Oxfordshire District Council

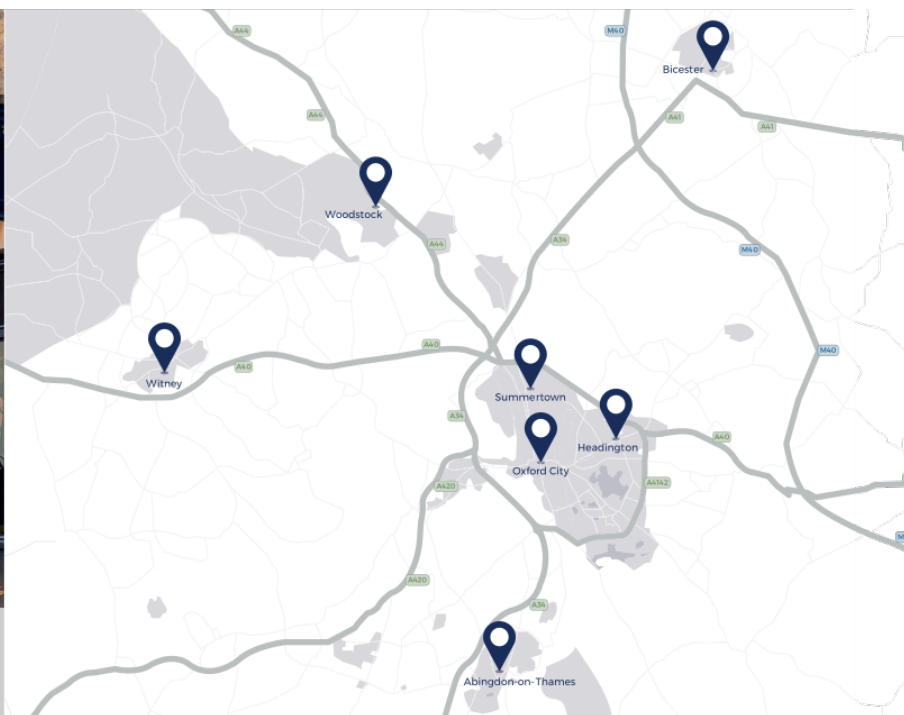


LOCATION

In an elevated location and with a broad village green, Leafield 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.



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