



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 fireplace housing a wood burning stove, 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



1

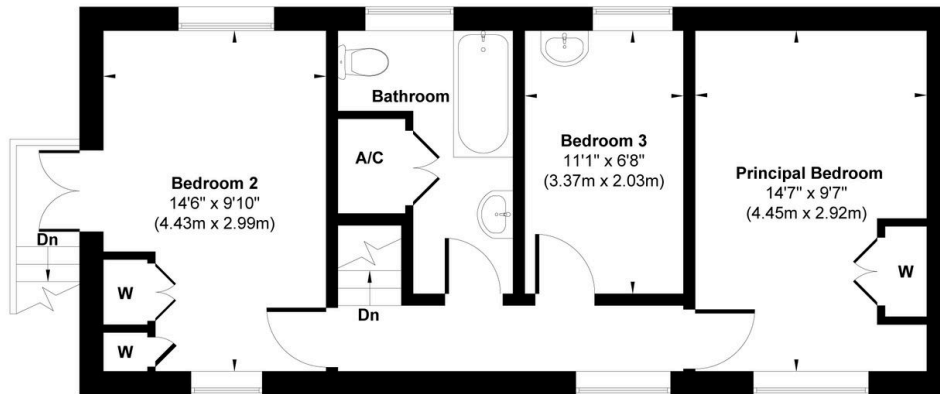
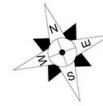


**Generous
with views**

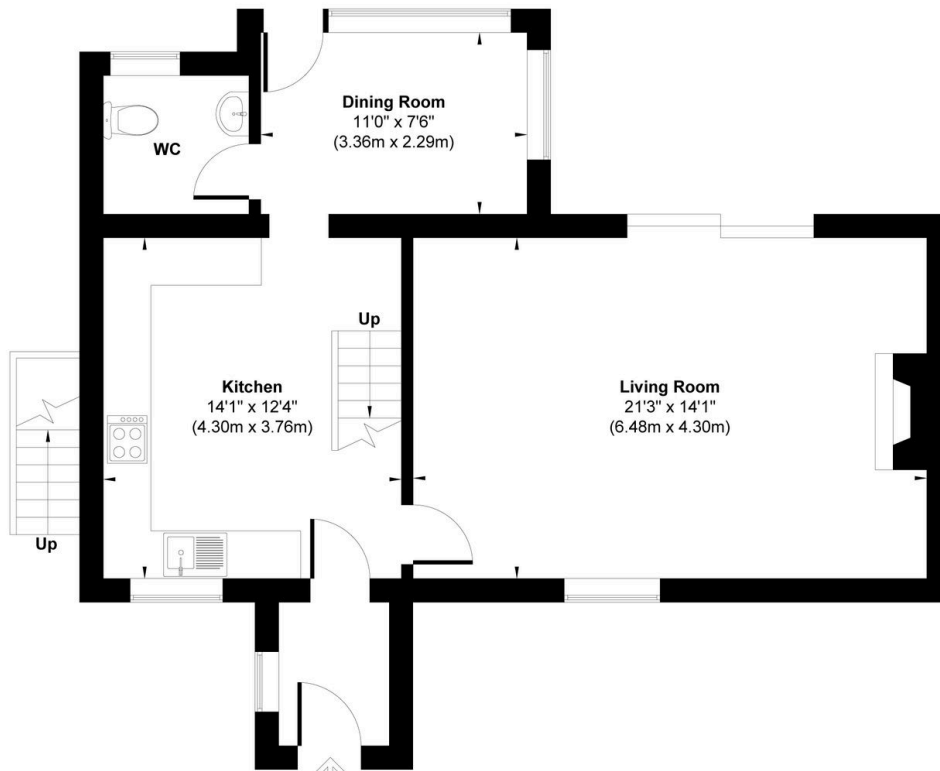




Approximate Gross Internal Area
Main House = 102.91 sq.m / 1108 sq.ft



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

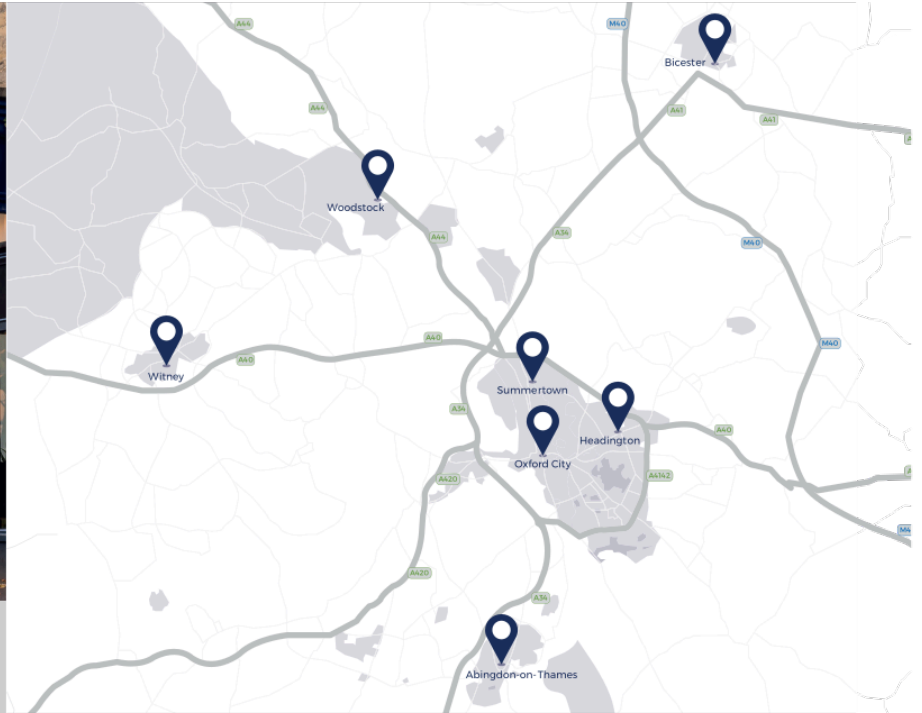
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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, 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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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
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