

EILDON, CHURCH END

SOUTH LEIGH OX29 6UR

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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

£900,000

 **3**

 **3**

 **3**


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

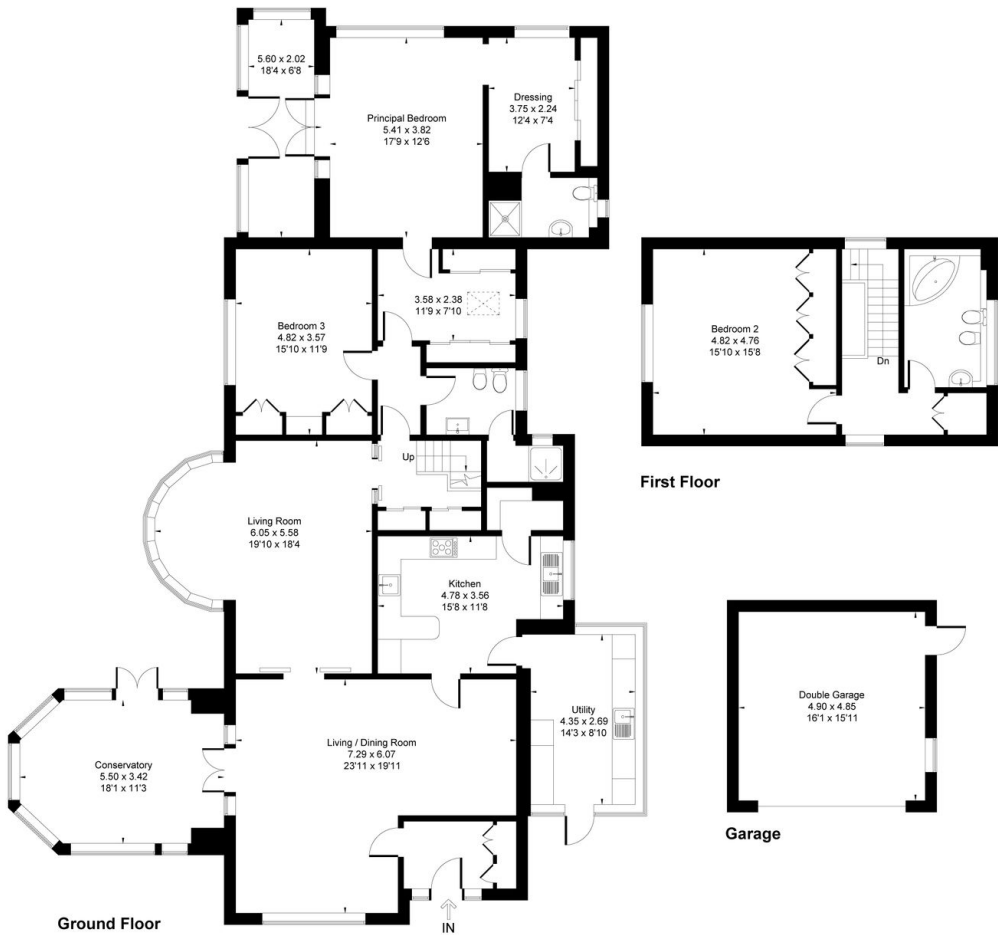
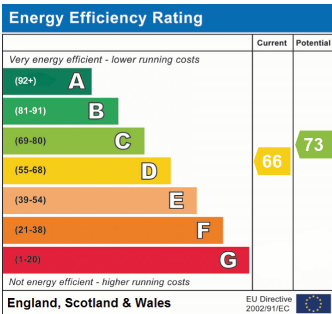


Illustration for identification purpose only, measurements approximate and not to scale.

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.



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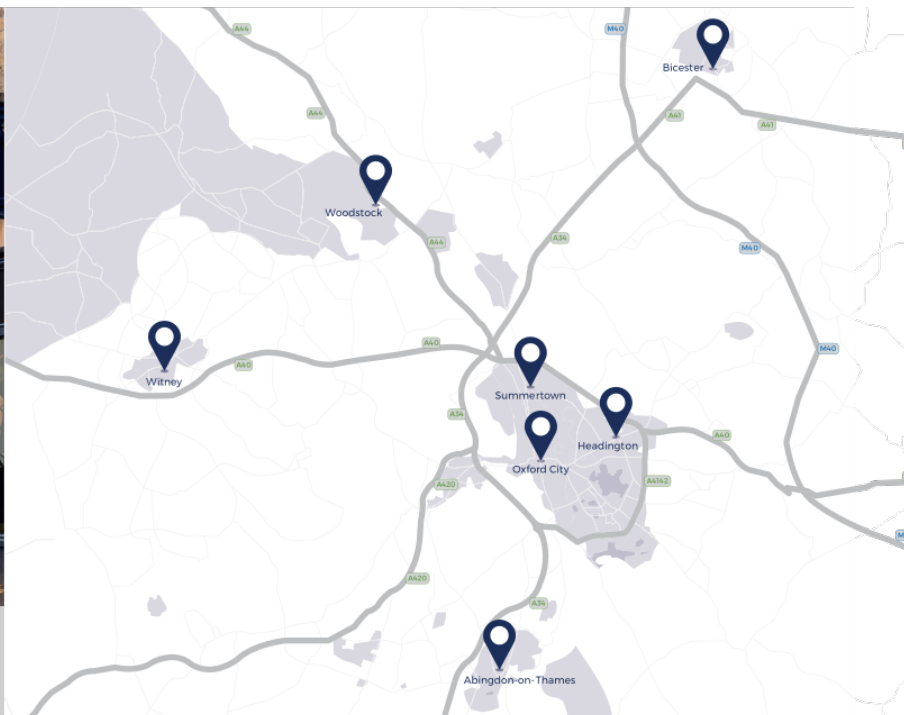
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