



Station Road
South Leigh

Carter Jonas

78 STATION ROAD SOUTH LEIGH WITNEY OX29 6XN

3 bedrooms & 1 bathroom
2 reception rooms
Garage & off-street parking for several cars
Much scope for improvement

DESCRIPTION

An imposing Victorian semi detached property situated in a pleasant position within this highly regarded village. The property is set in good sized gardens with a generous width to the side to allow for extension subject to the necessary consents. The existing accommodation is arranged over two floors and is in need of updating. The ground floor provides entrance hall with stairs rising to the first floor, two reception rooms, a kitchen and a bathroom. The first floor has three bedrooms.

OUTSIDE

The gardens form a most attractive feature with a five bar gate leading to a driveway providing ample parking. There is a very basic timber garage/shed to the side of the property and to the rear is a large expanse of lawn with a paved patio adjacent to the house. The garden is enclosed by a mix of fencing and hedging with a number of established trees.

LOCATION

South Leigh is a pretty semi rural village situated approximately nine miles west of Oxford, three miles south of Witney and within one mile of the A40 trunk road. There is a lovely public house, The Mason's Arms, just down the road from the house. Witney has an excellent range of local shops including Waitrose and Marks and Spencer, good schools for all ages and a golf club. Witney is located between Oxford and Burford on the A40, which provides good connections to London, Cheltenham and the West. Nearby, Long Hanborough station has regular mainline train links to London Paddington. The village has an active village hall located in the former Victorian School House.

A THREE BEDROOM VICTORIAN COTTAGE WITH GOOD SIZED GARDENS OFFERING SCOPE FOR IMPROVEMENT AND EXTENSION SUBJECT TO CONSENTS.



ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX29 6XN

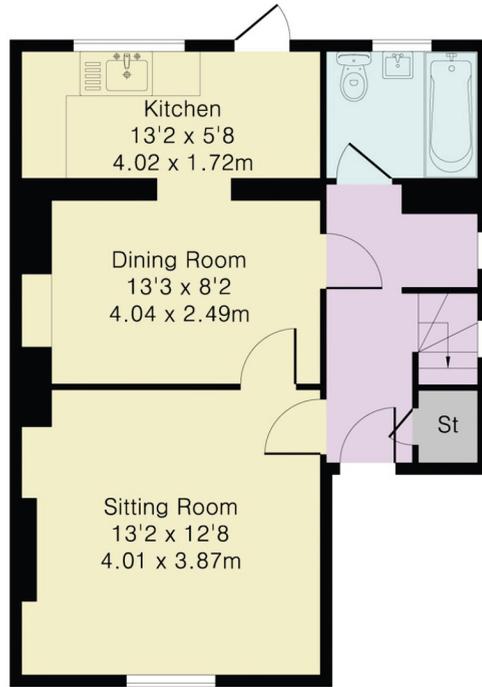
Tenure: Freehold
Council Tax: Band E
EPC Rating: E
All mains services are connected.
Gas central heating to radiators.
Mobile and broadband coverage can be checked at checker.ofcom.org.



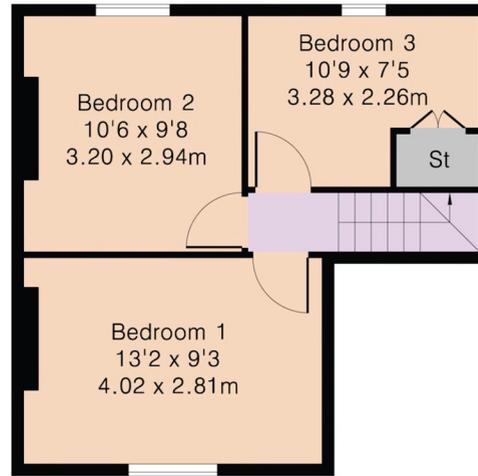
Approximate Gross Internal Area 829 sq ft - 77 sq m

Ground Floor Area 493 sq ft – 46 sq m

First Floor Area 336 sq ft – 31 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Carter Jonas

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Offices throughout the UK



IMPORTANT INFORMATION

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