



**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](http://checker.ofcom.org).

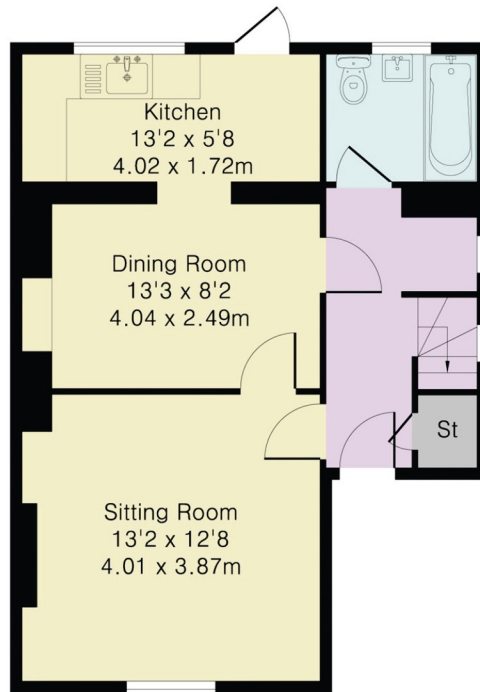




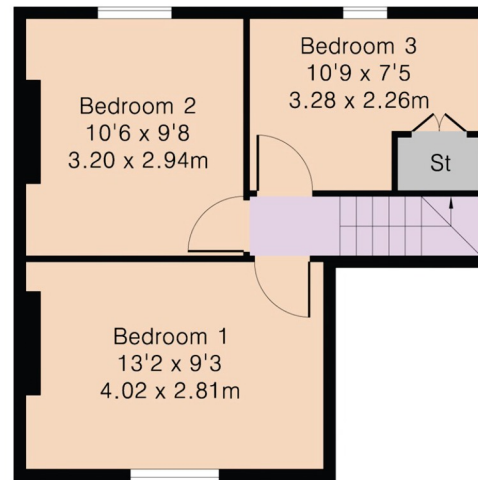
**Approximate Gross Internal Area 829 sq ft - 77 sq m**

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+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**Oxford 01865 511444**

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

**carterjonas.co.uk**

Offices throughout the UK



#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.