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Tayler & Fletcher



Lautone, New Yatt Road
North Leigh, Witney, OX29 6TT
Guide Price £800,000



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Situated in the sought-after West Oxfordshire village of North Leigh this spacious individual four-bedroom detached bungalow requires full refurbishment and modernisation throughout. The property benefits from a double garage with driveway parking for several cars and is set within approximately 0.46 acres of mature wrap around gardens.

LOCATION

North Leigh offers a good range of local amenities, including a primary school, public house, post office and village store, village hall, library and St Mary's Church. Long Hanborough mainline railway station is approximately a five-minute drive away, providing direct rail services to Oxford and London Paddington. The thriving market town of Witney is approximately three miles away and offers an excellent range of shopping, dining and leisure facilities.

DESCRIPTION

The property offers generous and versatile accommodation, including a well-proportioned kitchen/diner, separate utility room and two spacious reception rooms. Outside, the property benefits from extensive wrap around gardens, a gated driveway providing ample off-road parking and a double garage.

The bungalow is in need of complete refurbishment and modernisation throughout, offering an excellent opportunity for a buyer to create a substantial and individually tailored home, with its generous accommodation, sizeable plot and desirable village location.

ACCOMMODATION

Entering the bungalow from the driveway, the property offers a spacious kitchen/diner, with a separate WC with basin, and a utility/dog-washing room

also accessed via a door from the kitchen/diner.

A generously sized lounge features a stone fireplace with a working log burner and double sliding patio doors opening onto the patio and garden. A small hallway off the lounge provides a second entrance to the property, along with a fourth single bedroom with built-in storage cupboard. There is also a good-sized family bathroom with double sink vanity unit, WC, bath and bidet.

Stairs lead down the hallway to three further good-sized double bedrooms, two of which feature built-in wardrobes. The principal bedroom benefits from stairs leading up to an en-suite featuring a walk-in shower, WC and basin. There is a further generous-sized reception room with an electric fire and access to the rear garden.

The property benefits from internal access to the double garage, which has electricity and lighting.

OUTSIDE

The property benefits from a private gated gravel driveway, providing ample off-road parking and access to approximately 0.46 acres of wrap around gardens. The gardens feature a natural well and two ponds, with mature trees creating a beautifully enclosed and secluded setting.





SERVICES

Mains gas, electricity, water and drainage are connected. Gas central heating.

LOCAL AUTHORITY

West Oxfordshire District Council
Woodgreen
Witney
Oxfordshire
OX28 6NB
(Tel: 01993 861000)
www.westoxon.gov.uk

COUNCIL TAX

Band F - 2026/2027 £3634.13

WHAT3WORDS

///joke.servicing.parkland

TENURE

This property is Freehold.

FIXTURE AND FITTINGS

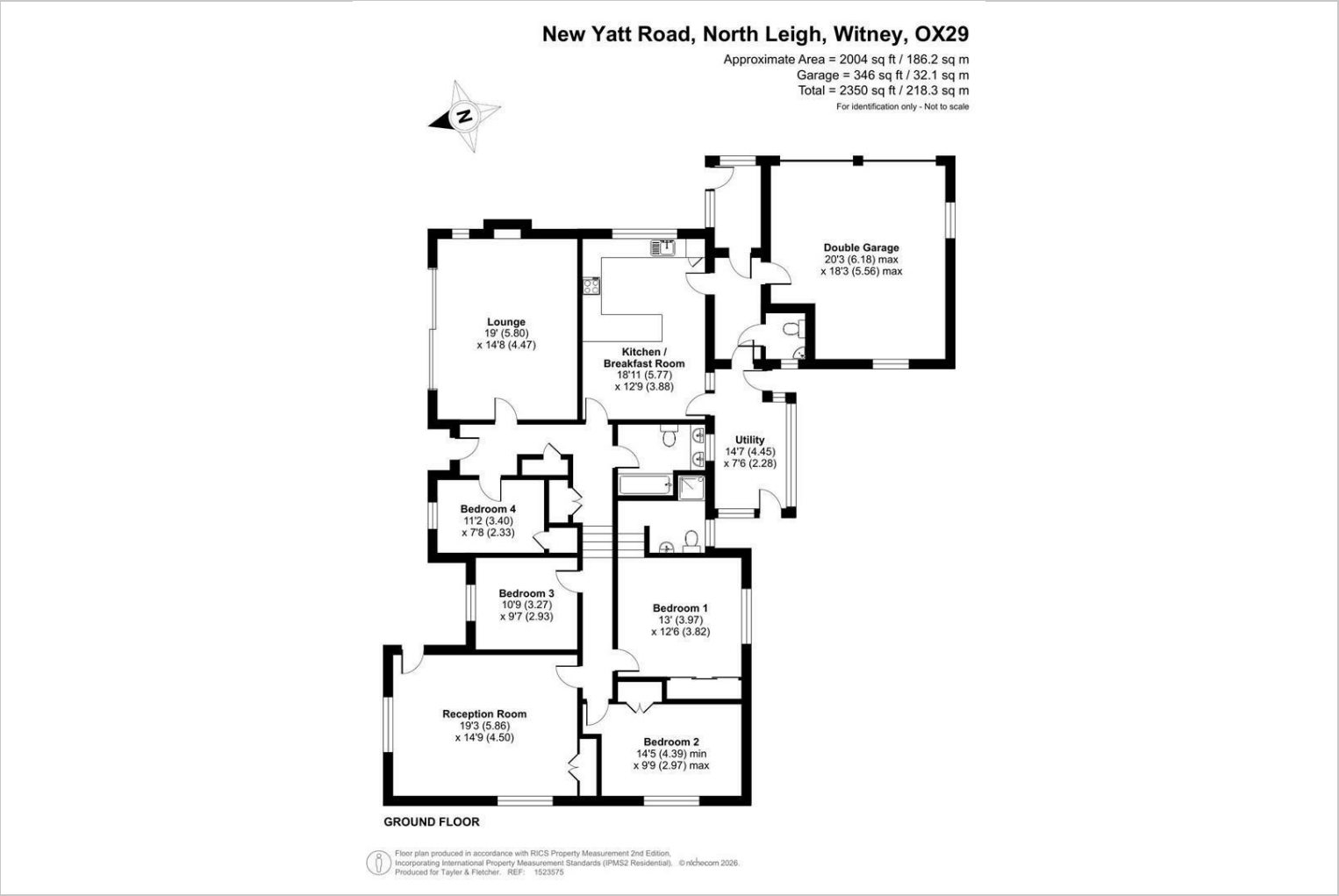
Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

VIEWING

Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



Floor Plan



Area Map



Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

