



RADNOR MARTIN

L O N D O N & T H E C O T S W O L D S

STONEBANK
WITNEY LANE | LEAFIELD





STONEBANK

WITNEY LANE | LEAFIELD | OX29 9PG

*'beautifully presented semi-detached family home with
countryside views'*

Charlbury Station 5 miles (London Paddington 70 minutes) | Witney 6 miles
Burford 6 miles | Long Hanborough 8 miles | Chipping Norton 9 miles
Dayelsford 9.5 miles | Woodstock 11 miles | Oxford 17 miles
all distances are approximate

beautifully presented throughout | well equipped kitchen and dining area
sitting room with wood burner | downstairs shower room
principal bedroom with ensuite | three double bedrooms | family bathroom
ample storage throughout | countryside views | off road parking
private landscaped garden

the finer details

services Mains water, electricity, drainage and gas central heating
tenure & possession Freehold with vacant possession on completion
fixtures & fittings May be acquired by separate negotiation
rights of way There are no footpaths or rights of way over the property
local authority West Oxfordshire District Council
council tax Band C
viewing arrangements By appointment with Radnor Martin
energy performance certificate Energy Performance rating – C
what three words ///clasp.crop.official

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description

Enjoying a quiet position on the edge of this thriving village, Stonebank is situated with a view of St Michaels Church and rolling countryside with access to nearby walking routes. Stonebank is a beautifully presented family home that has been extended and remodelled over the years by the current owners creating a spacious family home. The ground floor accommodation comprises light entrance hall, double aspect sitting room with wood burner, well-appointed kitchen with open plan dining area with double doors to the rear, shower room and useful storeroom/utility. On the first floor are three double bedrooms all overlooking the rear enjoying the far-reaching views and family bathroom. Before heading to the second floor is a useful space currently used as a dressing room, stairs lead to a further landing/dressing room, principal bedroom with built in wardrobes and ensuite shower room.

The delightful rear garden has been beautifully landscaped offering a private and tranquil place to appreciate the views. Mainly laid to lawn, the garden homes mature plants, flowering shrubs and patio seating area for the perfect alfresco dining. There is a large outbuilding providing ample storage. To the front is offroad parking for a couple of vehicles .

area

Situated about 4 miles northwest of Witney, Leafield is a popular village with a thriving community that benefits from a post office/shop, public house, village hall and community gym. St Michael and All Angels' church was designed by the eminent Victorian architect Sir George Gilbert Scott. In addition to a pre-school group, the Church of England (controlled) primary school (judged 'good' by Ofsted in September 2019) as well as being in the catchment area of Burford School and Community College. Leafield is situated in an Area of Outstanding Natural Beauty and there are several scenic walks and bridlepaths within the village. Within approx. 6 miles of the village are three well known golf clubs including Witney Lakes, Wychwood Golf Club in Lyneham and Burford Golf Club. Excellent communication rail links from Charlbury (trains to Paddington 70 mins) and Oxford Parkway (trains to Marylebone 45 mins). The nearby market town of Witney provides a wide range of amenities including a hospital, large supermarkets including Waitrose and M&S alongside a range of eateries, recreational and sporting facilities.

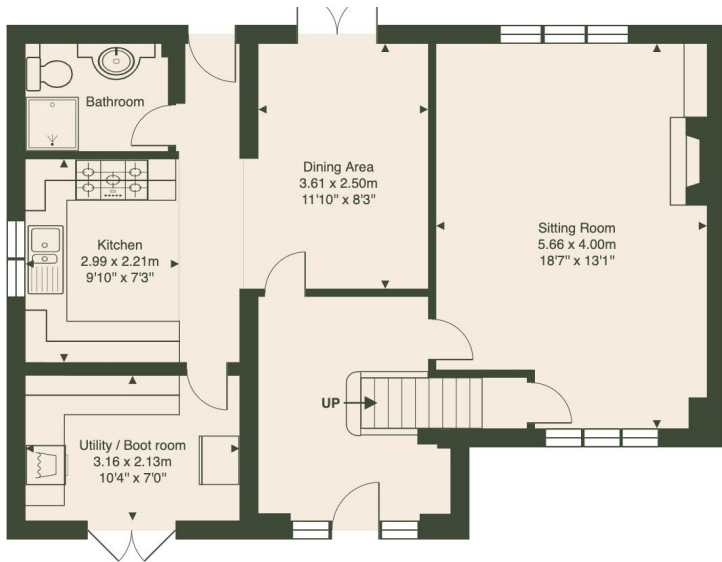




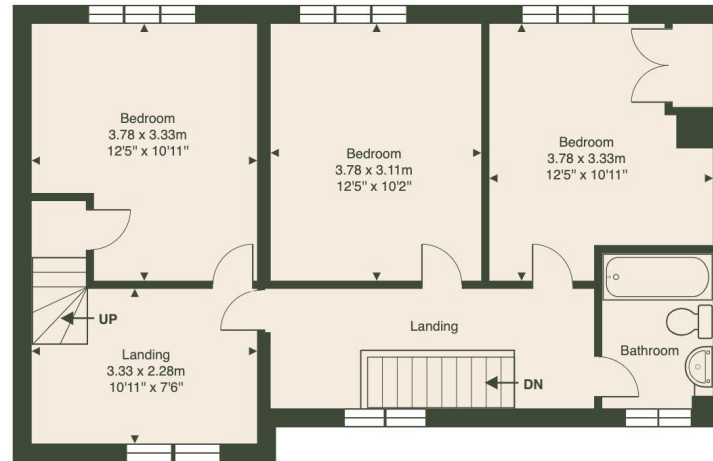




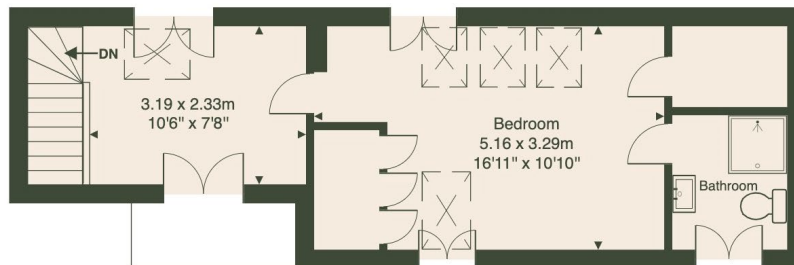
Ground Floor



First Floor



Second Floor



Approx Gross Internal Area 159.0 m² ... 1711 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such.

Drawn by E8 Property Services. www.e8ps.co.uk

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- iii) The text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Radnor Martin have not tested any services, equipment or facilities, a buyer or lessee must satisfy themselves by inspection or otherwise.
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- vii) all measurements are approximate.





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