

RADNOR MARTIN

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

1 CHURCH COTTAGES
LOWER END | LEAFIELD



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LOWER END | LEAFIELD | OX29 9QH

'a beautifully presented Cotswold stone home offering spacious, modern living in a peaceful village setting with far-reaching rural views'

Charlbury Station 4 miles (London Paddington 70 minutes) | Witney 5 miles
Burford 6 miles | Long Hanborough 7 miles | Chipping Norton 9 miles
Daylesford 10 miles | Woodstock 10 miles | Oxford 20 miles
all distances are approximate

semi-detached | kitchen/breakfast room | sitting room with wood burner
formal dining area | utility & WC | family bathroom
four bedrooms (one with en suite shower room) | off-road parking for two cars
single garage | rear garden with beautiful rural views

the finer details

services Mains water, drainage and electricity. Mains gas central heating.
Ultrafast broadband.

tenure & possession Freehold and offers vacant possession

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 E

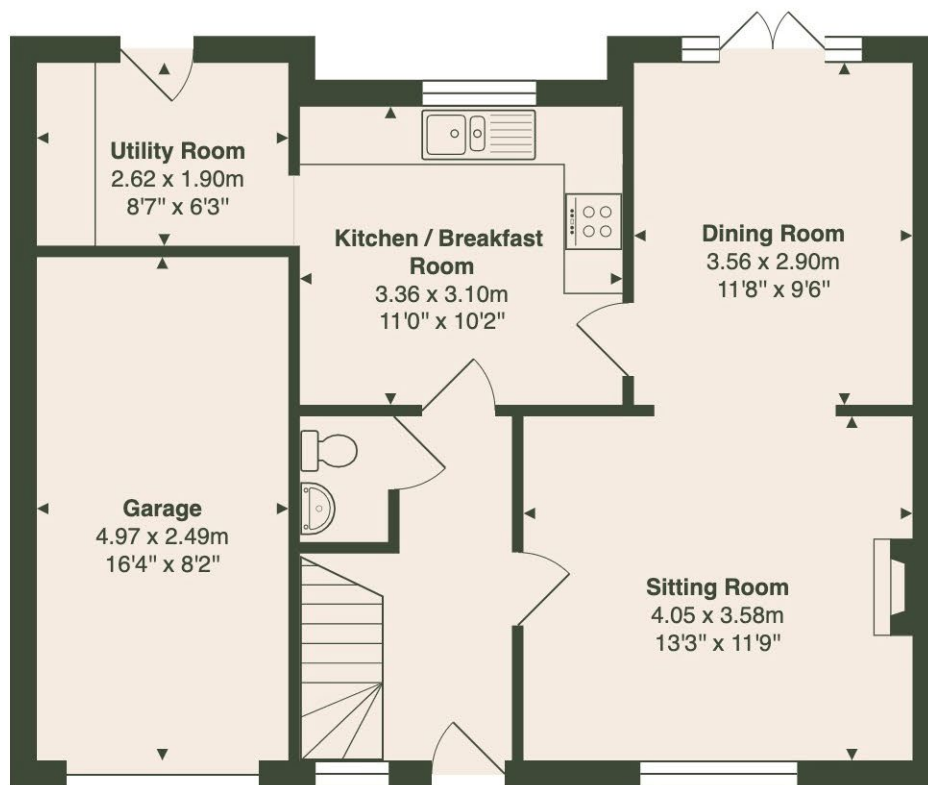
viewing arrangements By appointment with Radnor Martin

energy performance certificate Energy Performance rating – C

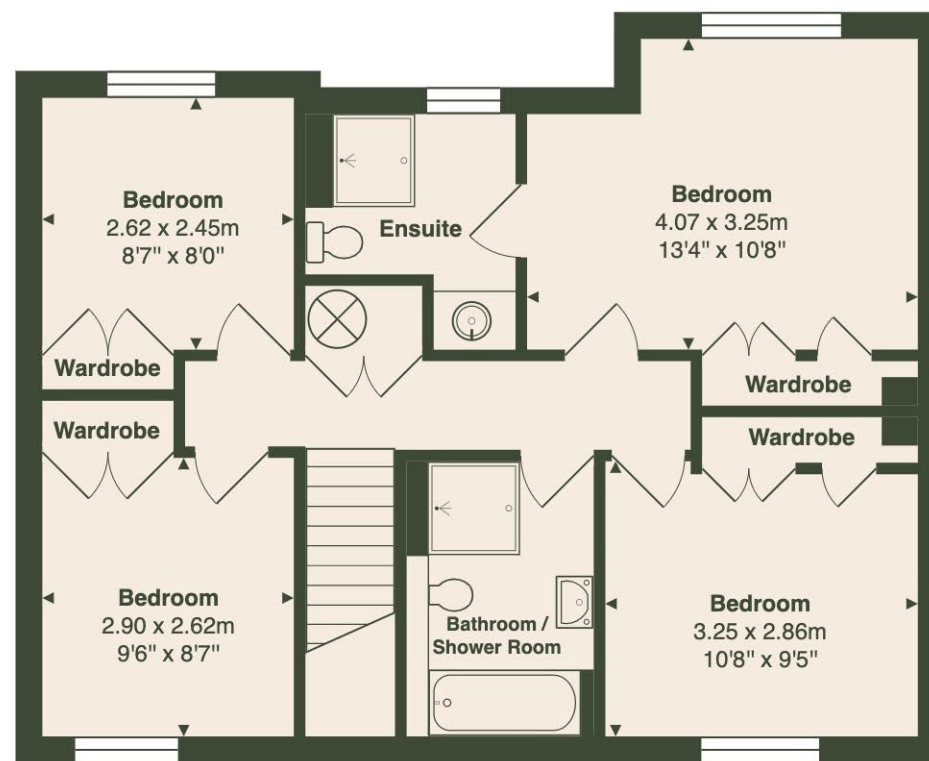
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Ground Floor



First Floor

Approximate Gross Internal Area

126.2 m² ... 1359 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 purpose only and should be used as such.

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



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description

Nestled in a peaceful corner of the Cotswolds, 1 Church Cottages is a beautifully crafted semi-detached home built in 2005 from traditional Cotswold stone. Combining timeless character with modern comfort, the property enjoys a tranquil village setting and far-reaching views over open farmland.

Inside, the ground floor offers a welcoming entrance hall, a convenient cloakroom, kitchen/breakfast room featuring farmhouse-style units with integrated appliances, including an undercounter fridge, oven, and hob. A separate utility room provides rear access. The generous sitting room, complete with a wood-burning stove, flows into a formal dining area that opens onto the garden via French doors—ideal for entertaining or enjoying quiet moments. Upstairs, there are four well-proportioned bedrooms, all with built-in wardrobes. The principal bedroom enjoys the added luxury of an en suite shower room, while the remaining bedrooms are served by a stylish family bathroom. Outside, the home offers off-road parking for two cars, a single garage, and a delightful rear garden that backs onto open countryside, with sweeping views towards the picturesque Wychwood Forest.

area

Situated about 4 miles northwest of Witney, Leaffield 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, the village benefits from a 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 Abingdon & Witney College. Leaffield 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.





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