



Roman Cottage, East End



Roman Cottage

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Brought to market with no onward chain.
- Peacefully positioned in a small rural hamlet on the edge of North Leigh, surrounded by open countryside.
- Characterful stone-built home with a wealth of original features, including exposed stonework, beams, fireplaces and flagstone flooring.
- In the same ownership for over 30 years and thoughtfully improved throughout, including updated roof, windows, doors, boiler and extension.
- Spacious dual-aspect sitting room with two fireplaces and large leaded windows providing excellent natural light.
- Flexible accommodation including a ground floor bedroom and shower room, ideal for guests or multi-generational living.
- Four well-proportioned first floor bedrooms with additional family bathroom.
- Generous, private south-easterly facing garden with mature planting, ample driveway parking, double tandem garage and further potential to extend (subject to planning).





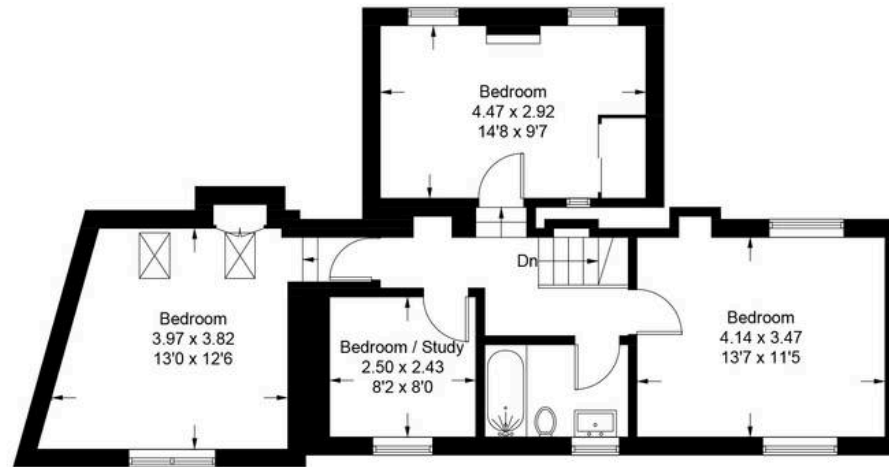
East End - North Leigh

Approximate Gross Internal Area = 156.1 sq m / 1680 sq ft

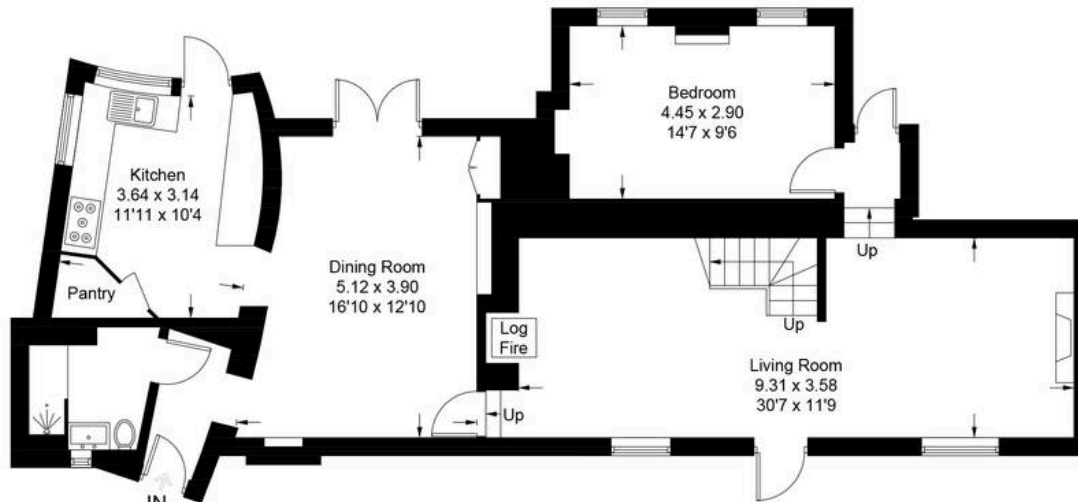
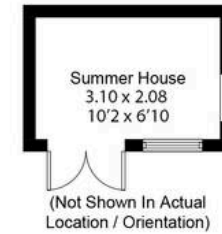
Garage = 28.6 sq m / 308 sq ft

Total = 184.7 sq m / 1988 sq ft

(Excluding Summer House)



First Floor



Ground Floor

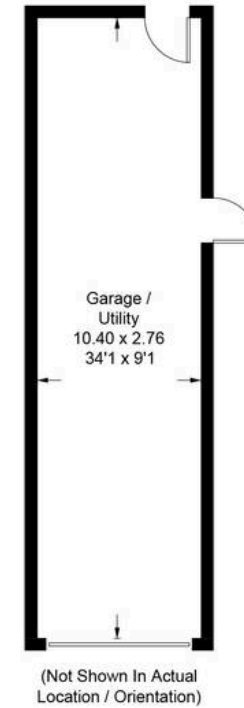


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