



**THE LEAZINGS**  
LEAFIELD

**JACKSON-STOPS** 



# A CHARMING GRADE II LISTED COTTAGE WITH ADJACENT BARN WITH POTENTIAL, SUBJECT TO PLANNING PERMISSION.

Features: Entrance Hall, Sitting Room with inglenook fireplace, Dining Room, Kitchen/Breakfast Room with Aga, Master Bedroom, En-suite Shower Room, Two Further Bedrooms, Family Bathroom, Study, Large Garden, Adjacent Barn with potential, subject to planning permission.

## THE PROPERTY

The Leazings is a pretty Cotswold stone semi-detached cottage believed to date from the late 16th Century or earlier. Internally the house retains many period features, with exposed beams throughout the cottage. The accommodation is laid over three floors, a kitchen/breakfast room with oil fired Aga, separate dining room and sitting room with attractive open inglenook fireplace on the ground floor. Upstairs are three bedrooms, one with ensuite shower room and a family bathroom, there is also a study.

The property is approached via a paved path bordered by lawn, trees and shrubs. The rear garden is mainly laid to lawn with borders, enclosed by stone walling and mature hedging.

## LOCATION

Leafield is a pretty village in the Cotswold Area of Outstanding Natural Beauty. Burford approximately 5 miles away offers a range of amenities, public houses, church, and schools. Oxford or Cheltenham provide the main cultural and shopping centres for the area. There are good road communications with London via the A40/M40 or by train from Charlbury to London (Paddington).

## PROPERTY INFORMATION

**Tenure:** This property is Freehold and vacant possession will be given on completion.

**Fixtures and Fittings:** All items in the nature of fixtures and fittings described in these particulars are included in the sale. All other such items are specifically excluded.

**Services:** Mains gas central heating, mains electricity, water and drainage.

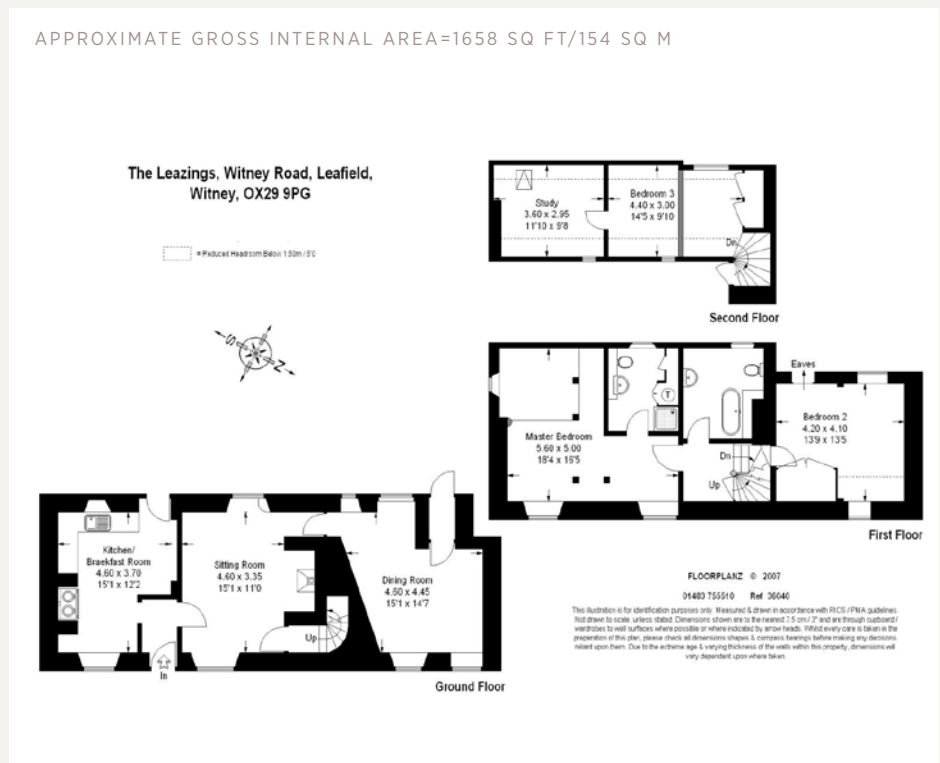
**Local Authority:** West Oxfordshire District Council. 01993 861000

**Council Tax:** Band E

**Viewing:** By appointment to view is essential and should be made through the agents Burford office. Tel: 01993 822661

## DIRECTIONS (OX29 9PG)

From Burford proceed along the A/361 towards Chipping Norton. Turn right to Charlbury and Ascott-under-Wychwood. Take the second right hand turning to Leafield. Follow the road into Leafield and turn left at the village green. Turn right by the church and The Leazings will be found after a short distance on the right-hand side.



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

BURFORD

01993 822661

burford@jackson-stops.co.uk

jackson-stops.co.uk



OnTheMarket.com

rightmove



JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910