



EVERGREEN

EAST END, NORTH LEIGH, WITNEY, OX29 6PX

**PENNY &
SINCLAIR**

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In need of complete renovation throughout, this lovely old detached property sits in a generous plot of approximately one third of an acre and offers immense potential to remodel and extend.

In need of renovation throughout • Third of an acre plot •
Large frontage with driveway • Mature rear garden •
Delightful village location

Witney 3.8 Miles / Oxford 11miles / Long Hanborough 2 miles /
Long Hanborough Station 2.8 miles (All distances are approximate)

Situated in a generous plot of just over a third of an acre, this detached family home was built in 1956 and has been in the same family since 1959. In need of a total programme of renovation throughout it offers a great opportunity for someone to remodel and extend to create a substantial family home. Subject to the necessary consent there is potential to convert the large roof space into further bedrooms if required.

The accommodation in brief comprises:- Entrance hall with bathroom, sitting room with open fireplace, kitchen and a second large reception room, master bedroom with en suite shower room, a second double bedroom and a further bedroom previously used as a sitting room with wood burning stove. To the rear of the property there is a lean to garden room and to the left an integral garage which could be converted into further accommodation if needed. The property sits well back from the road, has driveway parking, a carport and a delightful rear garden with mature shrubs and trees.





SITUATION

East End is a charming rural Hamlet situated between the larger villages of Long Hanborough and North Leigh, both villages have Primary Schools and Long Hanborough has a doctors surgery, Church, Village Hall, Co-op store, 2 Public Houses and railway station linking with Oxford and London Paddington. The remains of North Leigh Roman Villa, an English Heritage site can be found on the edge of East End and there are delightful woodland walks nearby. The market town of Witney is just 3.8 miles with its excellent range of independent shops as well as Waitrose, Marks & Spencer and Sainsburys supermarkets. The City of Oxford is just 11 miles distant with its extensive range of shopping, educational and cultural facilities.

DIRECTIONS (OX29 6PX)

From Witney take the A4095 and continue for approximately 2 miles (3.2km) passing the signs for North Leigh. Take the next turning left signposted East End & Roman Villa and then first right, again signposted East End & Roman Villa. Evergreen will be found on the right hand side after approximately .62 of a mile (1 km).

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

TENURE & POSSESSION

The property is freehold and is offered with vacant possession and no onward chain.

LOCAL AUTHORITY & COUNCIL TAX

West Oxfordshire District Council

Woodgreen,

Witney.

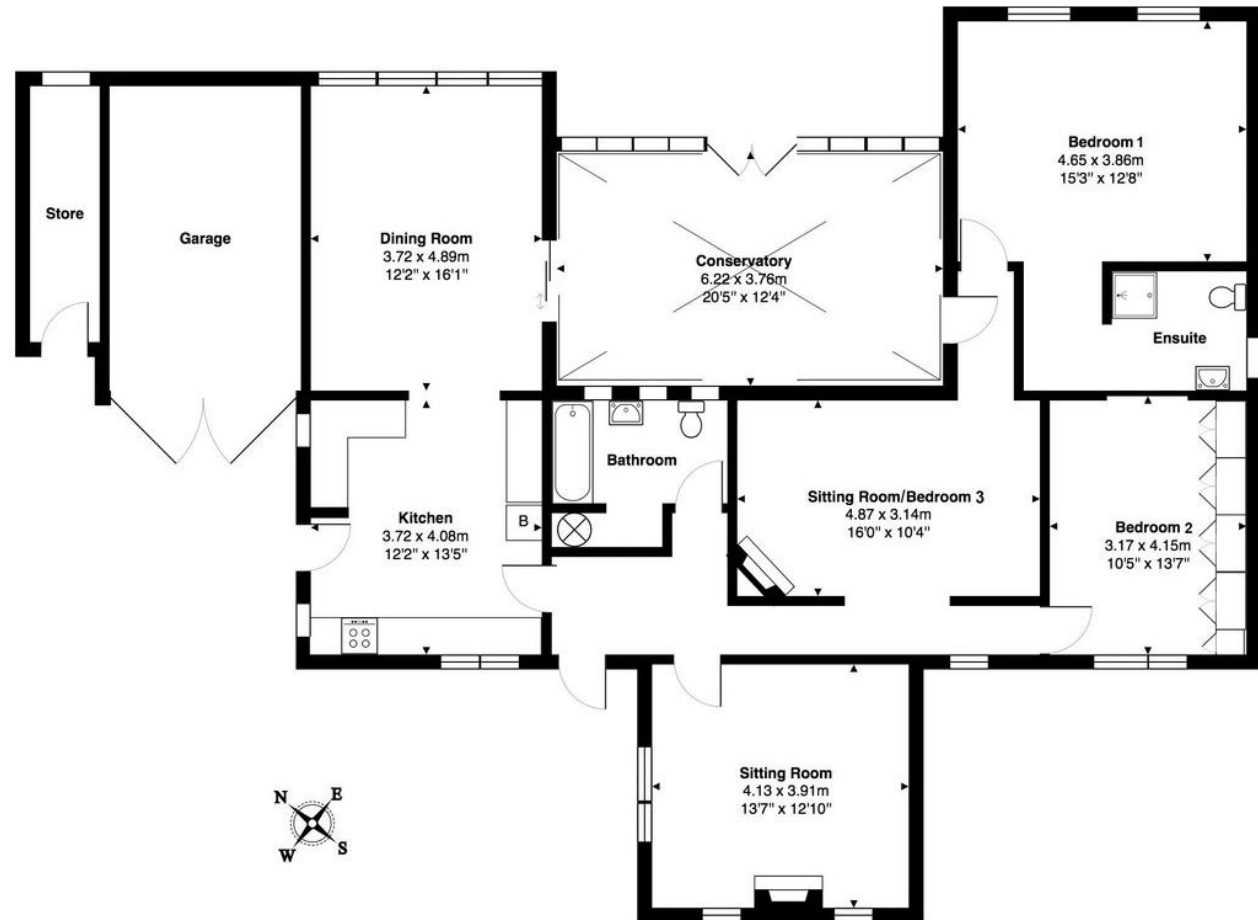
OX28 1NB

Tel: 01993 861000

Council Tax Band D amount payable 2017/18 £1749.19

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.



Approx. Gross Internal Area: 173.3 m² ... 1865 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

**PENNY &
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