THE CROFT

THE GREEN, EAST END, NORTH LEIGH, OX29 6PY

PENNY & SINCLAIR

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The Croft is an extremely spacious, detached, single storey dwelling enjoying a delightful rural location adjacent to Blenheim Estate Land in the small Hamlet of East End, just 4.5 miles from the market Town of Witney and 3 miles from Hanborough Station.

Delightful Rural Location • Three/Four Bedrooms • Super Kitchen/Dining Room • Sitting Room • Dining Room • Family Bathroom • En suite to Master • Garage and Insulated Wine Store • No Onward Chain

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Witney 4.5 Miles / Oxford 11 miles / Long Hanborough 2 miles / Long Hanborough Station 3 miles

(All distances are approximate)

The Croft is an extremely spacious detached Bungalow enjoying a delightful rural location adjacent to Blenheim Estate Land in the small Hamlet of East End, just 4.5 miles from the market Town of Witney. The property provides versatile three/ four bedroom accommodation with a large kitchen/family room, a separate dining room and a generous sitting room. The master bedroom has a large en suite bath/shower room and there is also a family bathroom. Subject to the necessary consents there is potential to convert the large roof space if more accommodation is needed. Outside the property has driveway parking, a garage and insulated wine store and pretty gardens to the front side and rear. The Croft represents a super opportunity for someone to acquire a spacious family home in a delightful rural location with no onward chain.

SITUATION

East End is a quiet, rural Hamlet conveniently situated to provide easy access to the market Town of Witney c.4.5 miles (7.24km) and the vibrant village of Long Hanborough c.2 miles (3.2km) which has an excellent range of local amenities including Doctors Surgery, Dentist, Co- Op store, and a number of Public Houses. Hanborough station connects with Oxford and London Paddington in approximately 1 hour seven minutes.

DIRECTIONS (OX29 6PY)

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. The Green will be found on the right hand side, follow the track down right to the bottom where the Croft will be found on the right hand side.

SERVICES

Mains electricity, water, 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 upon completion.

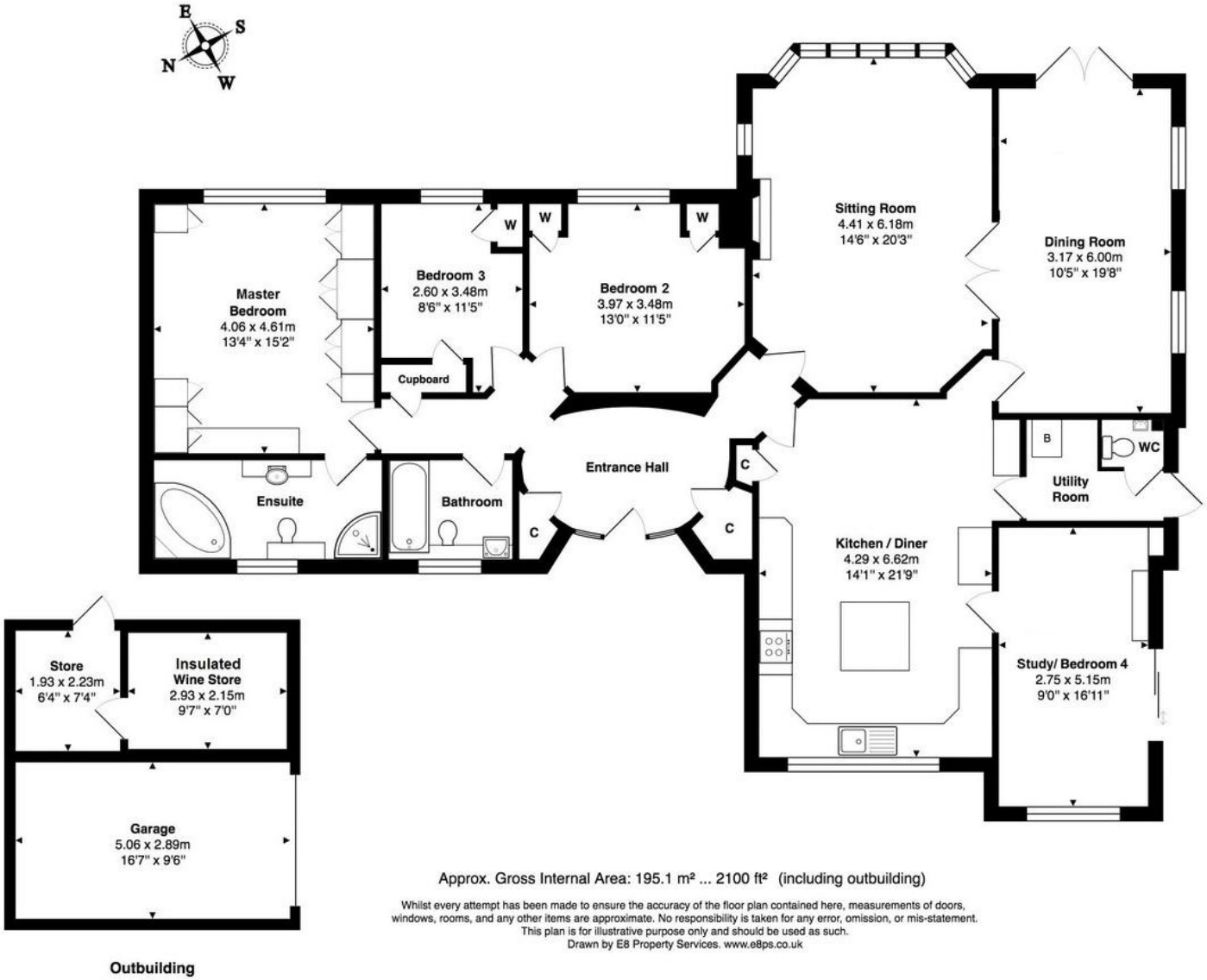
LOCAL AUTHORITY & COUNCIL TAX

West Oxfordshire District Council
Woodgreen,
Witney.
OX28 1NB
Tel: 01993 861000

Council Tax Band E. Amount Payable 2018 £2,137.90

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: 195.1 m² ... 2100 ft² (including outbuilding)

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 & SINCLAIR

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