



1 Oak Tree Close  
North Leigh, Oxfordshire OX29 6AB



## 1 Oak Tree Close, North Leigh, Oxfordshire OX29 6AB

A smart and individual detached family size home, situated in this non-estate location on the edge of North Leigh and within walking distance of Estelle Manor. The property was built as part of a small development of only 9 homes, and sits in an attractive and commanding position in the village, within its own large, private south facing gardens. The stunning light and airy accommodation across both floors has a sleek and contemporary finish throughout and includes a good size study to the front, a cloakroom, and a recently fully refitted kitchen/dining room with a range of NEFF and Bosch appliances. The kitchen/dining room has two sets of double patio doors opening onto the rear garden, and the living room also has double patio doors leading onto and overlooking the rear garden. To the first floor is a spacious landing, and 4 double bedrooms, two of which have Sharps fitted wardrobes. The bathroom includes a Whirlpool 16-jet bath and a power shower over, and the ensuite to the main bedroom also includes a power shower. Outside are lovely size lawned gardens to the front, and the private rear gardens include a large patio and lawn area enclosed by stone walling, and with gated access to the double garage and parking for 3 vehicles.

From OFCOM:

Broadband: Ultrafast is available

Mobile:

Outdoor is Likely for O2, EE, Vodafone and Three

Indoor is Likely for O2, and Vodafone

Directions

Leave Witney via Woodstock Road and turn left at the 'T' junction signposted North Leigh. Follow this road (A4095) along and turn left (opposite Estelle Manor) into Park Road. The property is then found on the left hand side.

North Leigh village has a primary school, 2 public houses, a post office/village store, a village hall, library and St. Mary's Church. Long Hanborough train station is approximately 5 minutes drive, giving access to Oxford and London, Paddington (approx. 1hr 10mins).

02G25







#### GROUND FLOOR

Entrance Hall

Study

Cloakroom

Living Room

Kitchen/Breakfast/Dining Room

#### FIRST FLOOR

4 Double Bedrooms

Ensuite

Family Bathroom

Double Glazing

Gas Central Heating - boiler serviced 2024

#### OUTSIDE

Double Garage

Parking For 3 Vehicles

Large Enclosed Garden To The Front

Private South Facing Rear Garden

**Price £650,000 Freehold**  
**WODC Tax Band F / EPC Rating: 80/C**





1 Oak Tree Close, North Leigh  
Total Approx. Floor Area 1819 Sq.Ft. (169 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

## Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tel: 01993 772000 Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

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