



Staple House

South Leigh Road, High Cogges, Oxfordshire OX29 6UW

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Situated in a superb position, backing onto fields, in this small, highly regarded village, and occupying a plot approaching two thirds of an acre in size, a substantial and very appealing 4 bedroom detached family home of character. In addition to the main house, there is a self-contained, first floor 1 bedroom flat, approached via a timber staircase to the side. The house was built around 1965 and has remained in the ownership of the same family throughout; this is therefore the first time that this impressive property has been presented to the market.

The accommodation benefits from gas central heating (new boiler installed in January 2025) and includes 4 reception areas (plus a rear conservatory) and there are 2 WC's on the ground floor. On the first floor, in addition to the 4 bedrooms, is a family bathroom and a small wet room. The gardens are an outstanding feature of the property, being large and beautifully established (the rear garden enjoying a southerly aspect) and there is the further advantage of a garage and driveway parking for several vehicles. NO ONWARD CHAIN.

All mains services are connected. Ultrafast broadband is available. 'O2' - 77% performance (source: Ofcom).

South Leigh is a small, highly desirable village which has it's own village pub and is conveniently located for access to Witney town centre (c. 1.9 miles), Oxford (c. 12.3 miles), Hanborough rail station- offering services to London Paddington (c. 7.1 miles) and Estelle Manor (c. 4.1 miles).

Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Directions - Leave Witney town centre via Newland and Oxford Hill and proceed over the top traffic lights. Ignore the left slip road to the A40 and instead bear right and continue to the point where there is a right turn towards South Leigh (South Leigh Road). Staple House is found on the right hand side, marked by a Thomas Merrifield For Sale Board.

Distances - Witney, Town Centre c. 1.9 miles / Hanborough Train Station c 7.1 miles / Oxford c.12.3 miles / Estelle Manor c. 4.1 miles

17G25





ACCOMMODATION

Entrance Hall

Cloakroom

Study

Living Room

Dining Room

Family/Breakfast Room

Kitchen

Conservatory

Further WC

Landing

4 Bedrooms

Family Bathroom

Small Wet Room

FIRST FLOOR FLAT (self contained)

Living Room/Kitchen

Bedroom

Ensuite Shower Room

OUTSIDE

Lovely Gardens (total plot approaching 2/3 of an acre)

Garage

Ample Frontage - Driveway Parking For Several

Vehicles

NO ONWARD CHAIN

Price £1,250,000 Freehold
Council Band - house F/flat A. EPC
Rating: House 56/D. Flat 56/D.





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Total Approx. Floor Area 3030 Sq.Ft. (281.5 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

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