



7 Masons Grove
North Leigh, Oxfordshire OX29 6AD

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Built around 2019 by Bellway Homes and favourably situated on the front edge of this highly regarded development, a 5 bedroom detached house which is presented in excellent order. The accommodation, which benefits from both gas (radiator) central heating and double glazing, is arranged over 3 storeys and features a double aspect living room and a large open plan kitchen/dining/family room on the ground floor, together with a cloakroom, utility and laundry room. Two of the principal bedrooms have the advantage of en suite shower rooms (the main bedroom also enjoys a dressing room) and a family bathroom serves the two top floor bedrooms. There are appealing, well kempt gardens and the further advantage to the rear of a double garage (with electronic, remote opening doors) and driveway parking, enclosed by electric gates, for up to 4 cars. EPC Rating: 85/B. Estate Charge for 2025/2026: £317.38.

All mains services. Ultrafast broadband available. Mobile & data: O2-(77% performance)- Source: Ofcom.

Distances: Witney Market Square c. 3.3 miles / Hanborough Rail Station c. 3.6 miles / Oxford c. 11.4 miles / Woodstock c. 6.6 miles

Directions

Leave Witney via Woodstock Road (A4095) and turn left at the "T" junction. Continue to North Leigh, taking the first left into Common Road. Continue to the end and turn left. Proceed through the "gap" into New Yatt Road. Continue along through the left bend and then take the right turn into Masons Grove. Number 7 will be immediately facing and is marked by a Thomas Merrifield For Sale board.

Draft details - may be subject to alterations. 31G25





GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

Kitchen/Dining/Family Room

Utility Room

Laundry Room

FIRST FLOOR

Landing

Master Bedroom with Dressing Room and
Ensuite

Bedroom 2 with Ensuite

Bedroom 5/Study

SECOND FLOOR

Landing

2 Further Bedrooms

Family Bathroom

Gas Central Heating

Double Glazing

OUTSIDE

Double Garage (with remote opening doors)

Driveway Parking for up to 4 Vehicles

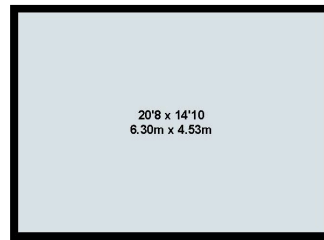
Well Stocked, Appealing Gardens

Guide Price £725,000 Freehold

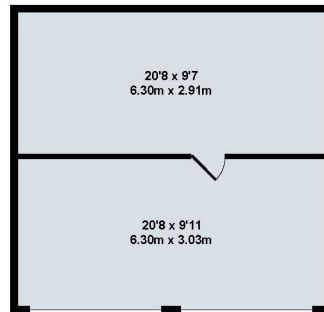
WODC Tax Band: F

EPC Rating: 85/B

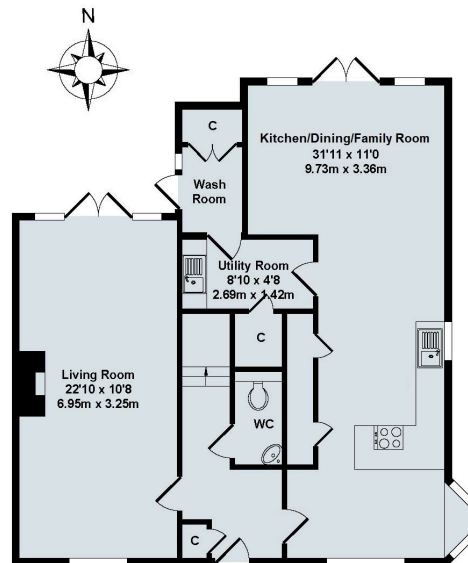




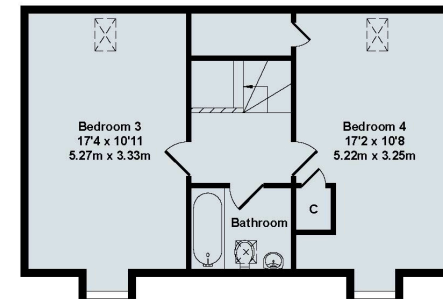
Loft of Garage



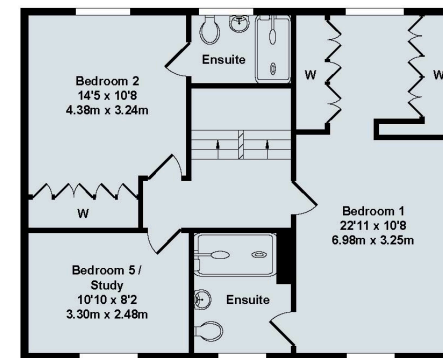
Garage



Ground Floor



Second Floor



First Floor

7 Masons Grove
Total Approx. Floor Area 2689 Sq.Ft. (249.80 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

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