



ASKING PRICE: £550,000 (SAVE £31,250 Stamp Duty – Ask for details)

LEAFIELD

Charlbury c.3.2 miles Witney c.4.7 Miles Oxford c.16.2 miles

This project provides the eventual buyer with that rare opportunity to create (or have created for you) a discreet and very stylish natural stone and glass built village house, in a desirable location within The Cotswolds. A perfect option for the 'down-sizing' buyer; or 'weekend' buyer to have that perfect and illusive 'lock up and leave' property, in a well served village with its own shop and popular 'gastro' pub. Good access to Daylesford and to Soho Farm House Members Club. Set within a quiet lane, just off the village green. Full planning documents available upon request. A 'Contract to build' is being offered, if required and you can save £31,250 in Stamp Duty.

(TOTAL FLOOR SPACE: c.2,486 / 231 m²)

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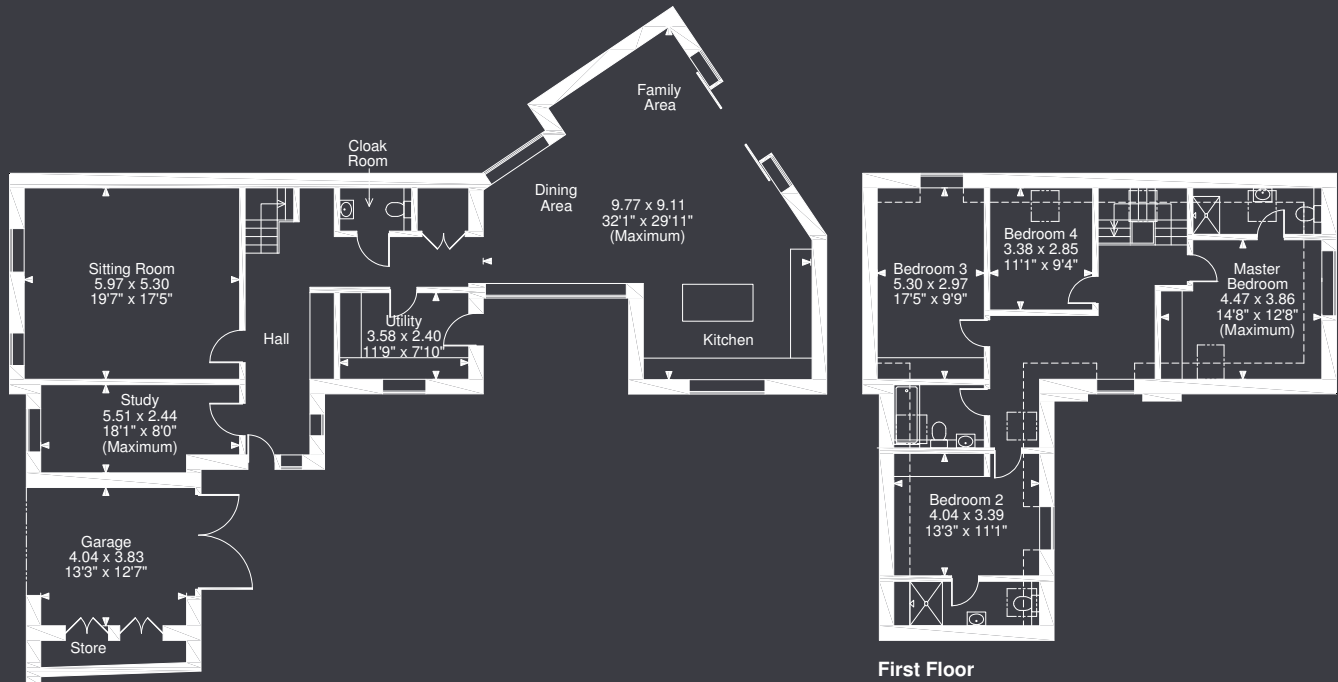
Proposed Floor Plan for The Malt House Project, Witney Lane, Leafield, OX29 9PG

Approximate Gross Internal Area

Main House = 2302 Sq Ft/214 Sq M

Garage = 235 Sq Ft/22 Sq M

Total = 2537 Sq Ft/236 Sq M



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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DIRECTIONS: From Charlbury take the station road out of Charlbury towards Shipton Under Wychwood and Burford and after 3 miles at the Shipton Under Wychwood crossroads turn left to Leafield. On entering Leafield continue to the T junction and turn left on to the Village Green. Continue until you see the church ahead of you and just before the church turn right in to Witney Lane and The Malthouse Project will be found after about 100 yards on your right just beyond the recently restored / re-built

- Period Property to develop (or have developed for you)
- Project by renowned architects Anderson Orr
- Contract to build available
- SAVE £31,250 Stamp Duty
- Full planning consent
- A rare opportunity
- Cotswolds Village Location
- Provides c.2,486 sq ft / 231 m2
- Striking design
- Gated 'off lane' parking
- Private gardens
- Quiet & discreet lane setting
- Village shop
- Village 'gastro' pub
- Daylesford c. 7.2 miles
- Soho Farm House c.9.4 miles
- Mainline Station c.3.2 miles