

North Leigh Methodist Church, Chapel Lane, North Leigh, Oxfordshire



A unique opportunity to convert a Cotswold stone former church into a home.

Summary of accommodation

Porch | Congregation room (39ft x 20ft) | Worship room (27ft x 18ft) | Cloakroom
Off-road parking

Planning permission for change of use to residential dwelling (ref:- 18/03415/FUL)

Distances

Witney 2.5 miles, Long Hanborough (rail link to Oxford and London Paddington 75 minutes) 3 miles, Charlbury 6 miles, Woodstock 6 miles, Burford 10 miles, Oxford 12 miles (Distances and times approximate)

The Property

North Leigh Methodist Church is a substantial attached former church with planning permission to convert into a residential dwelling. Built of Cotswold stone and dating back to 1873, the property is not listed and is attached to a pretty cottage towards the end of a no-through lane.

The plot is nestled away on an elevated plot in the heart of a thriving village with excellent views over undulating Oxfordshire countryside. The two main reception rooms with grand proportions (39ft x 20ft) and (27ft x 18ft) will make an exceptional entertaining space accommodating modern open-plan family living.

There is limited outside space to the front and side of the building, but this allows for off-road parking and a small garden area. A small area of land directly in front allows parking for 1-2 cars. Tarmac hard standing to the north elevation plus a narrow strip of land continues along the back of the building.



Situation

The village of North Leigh lies between Witney and Woodstock just off the A4095 some 3 miles north east of Witney.

The village sits above rolling countryside and the picturesque Evenlode Valley. It has a Primary School, Parish Church, two Pubs and a Post Office, shop and Library in the Memorial Hall. A bus service runs through the village to both Witney and Woodstock where further shopping, social and recreational facilities are available. The neighbouring village of Long Hanborough offers local shopping and train station with services to Oxford and London. There are exceptional walks from the front door across the Blenheim Estate without crossing any roads.

Mains services, with the exception of gas, are connected to the property and heating is currently via electric heaters. The property offers huge potential for sympathetic conversion in a delightful off-road situation and viewing is recommended.

Property information

Services: Mains water, electricity and drainage. Night storage heating

Local Authorities: West Oxfordshire District Council. Tel: 01993 702947

Oxfordshire County Council. Tel: 01865 792422

Tenure: Freehold.

Council Tax: N/A

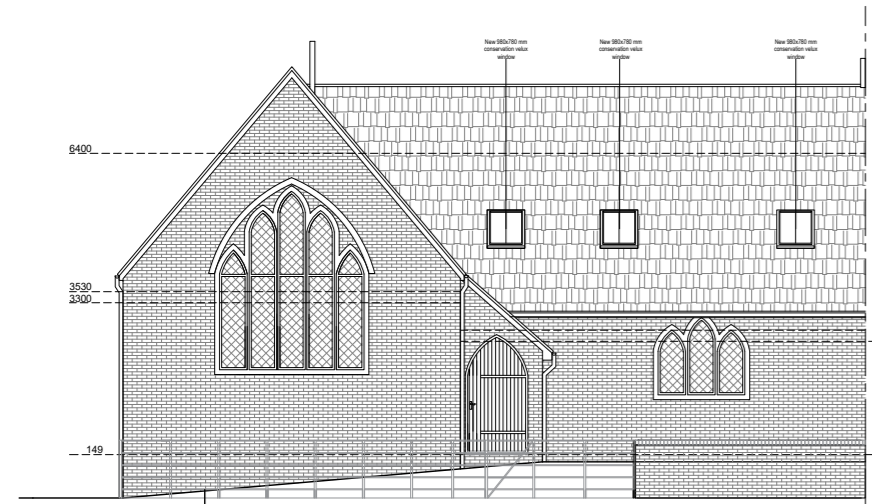
Directions (OX29 6SD)

North Leigh can be found just off the A4095 between Witney and Long Hanborough. Drive into the village along Common Road and turn right at the T-Junction on to Park Road. Chapel Lane is on the left after a short distance, and the Chapel is located towards the bottom of the shared private lane on your right-hand side.

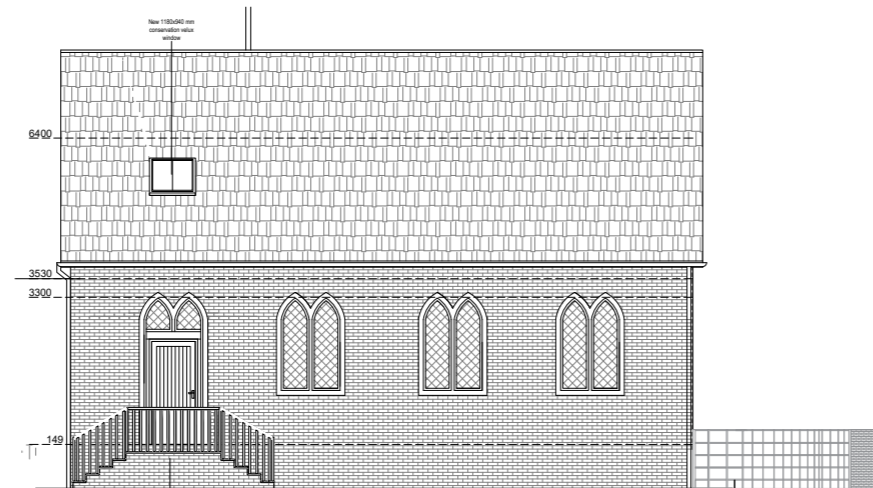
Viewings

By appointment through sole selling agent Knight Frank.

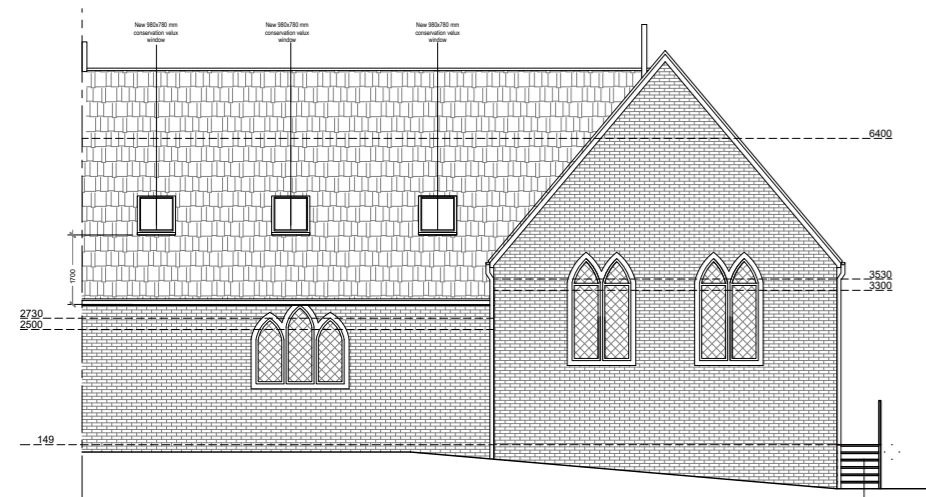
Proposed elevations



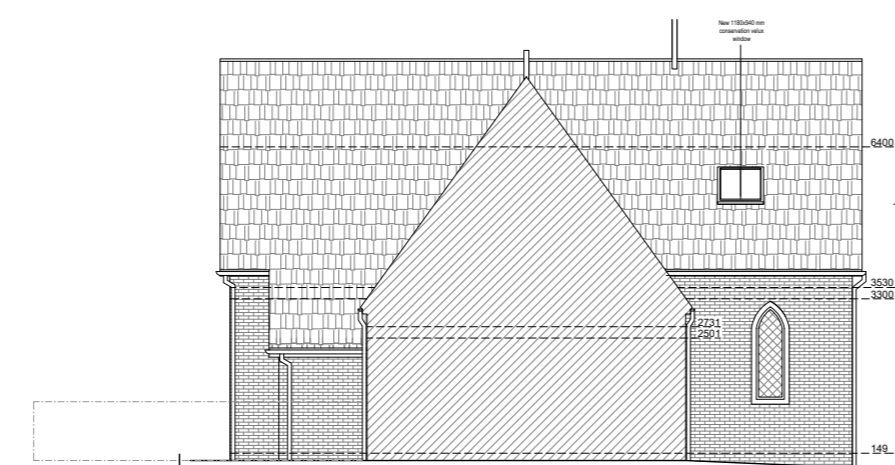
Proposed West Elevation
Scale 1:50



Proposed North Elevation
Scale 1:50

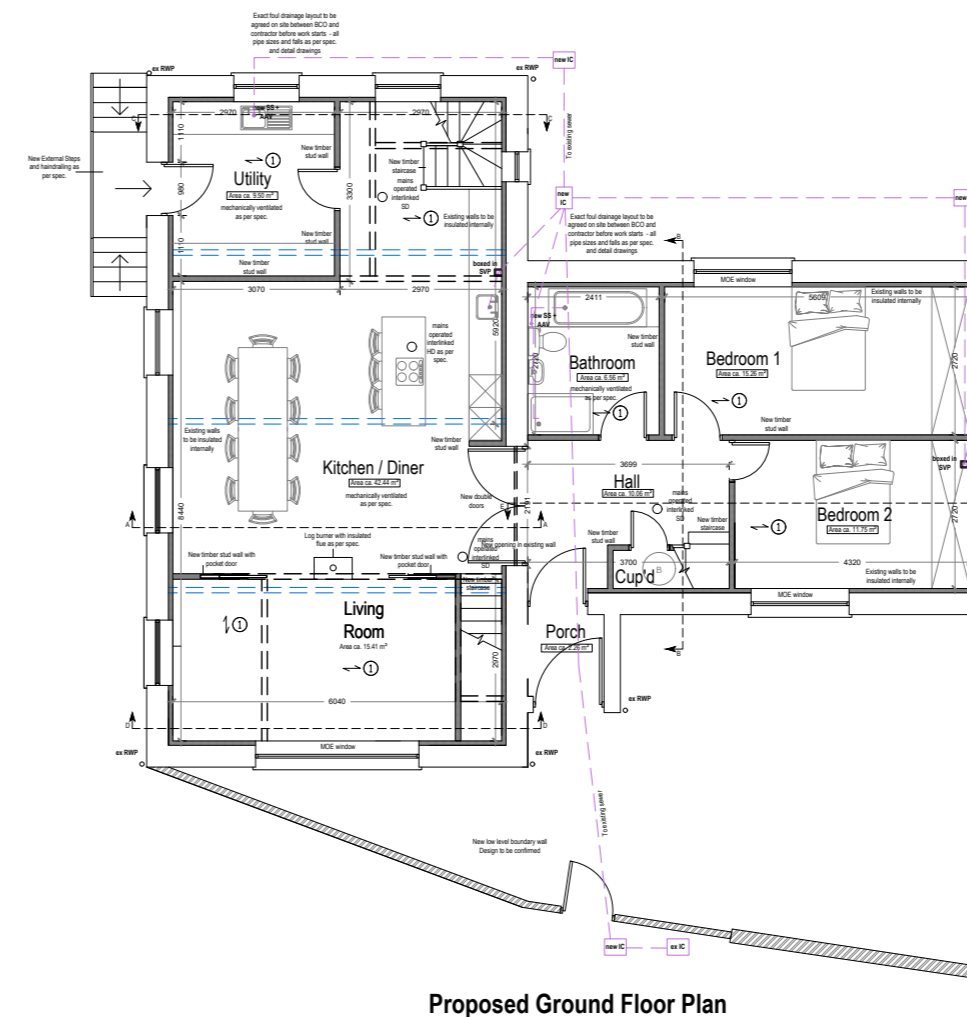


Proposed East Elevation
Scale 1:50

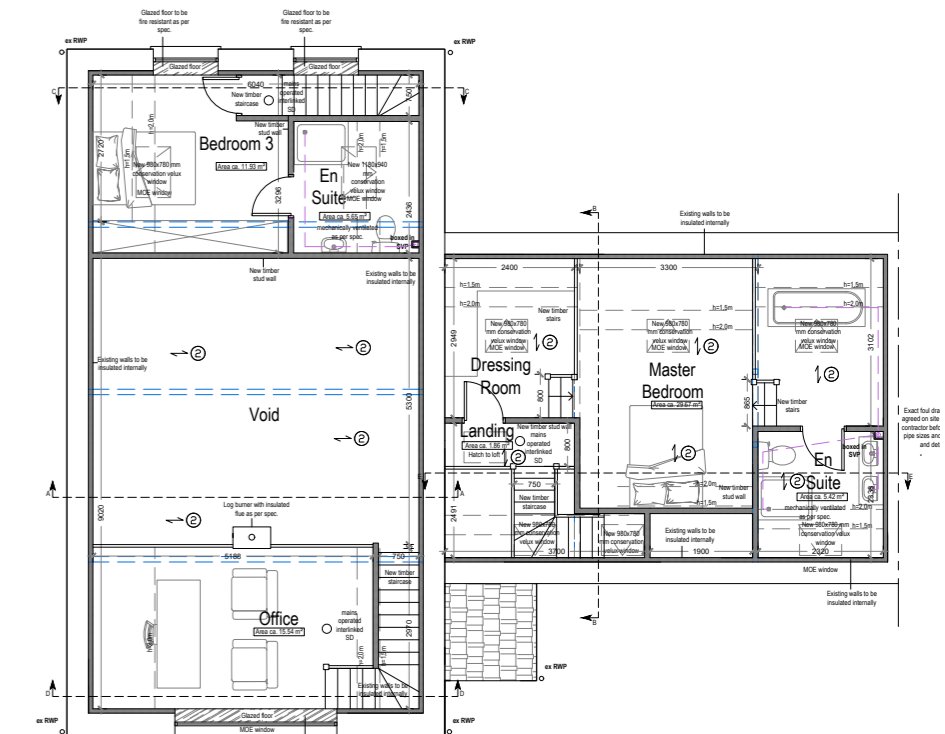


Proposed South Elevation
Scale 1:50

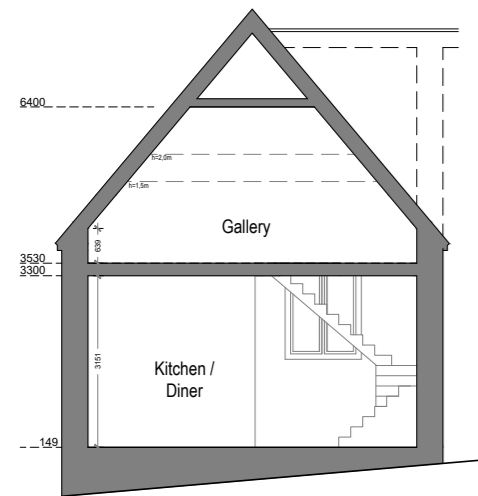
Proposed floor plan



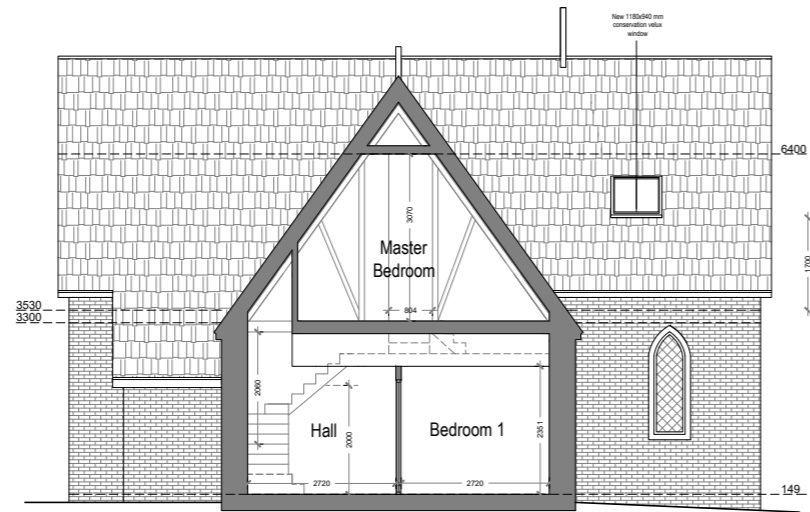
Proposed Ground Floor Plan
Scale 1:50



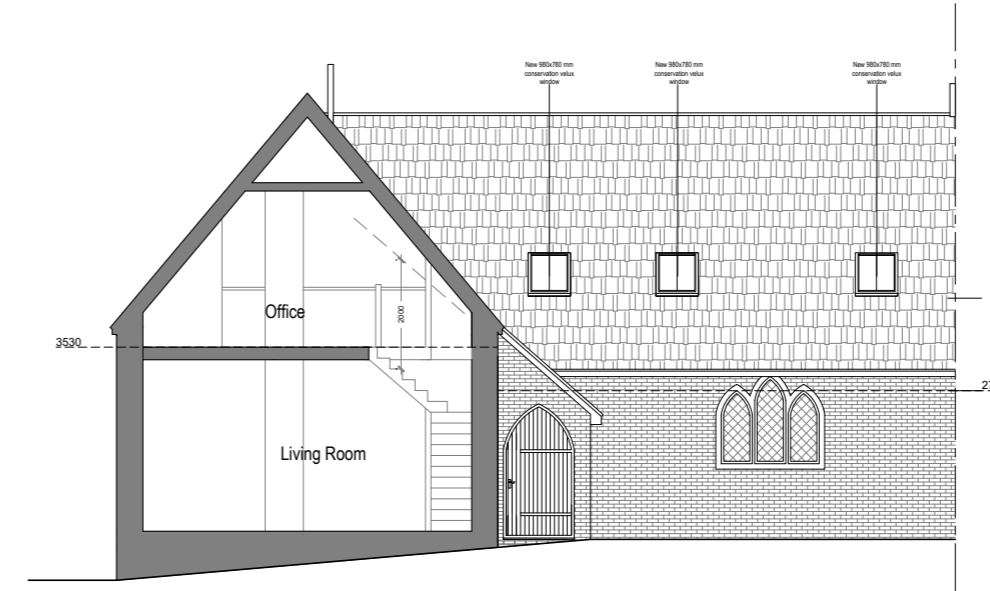
Proposed First Floor Plan
Scale 1:50



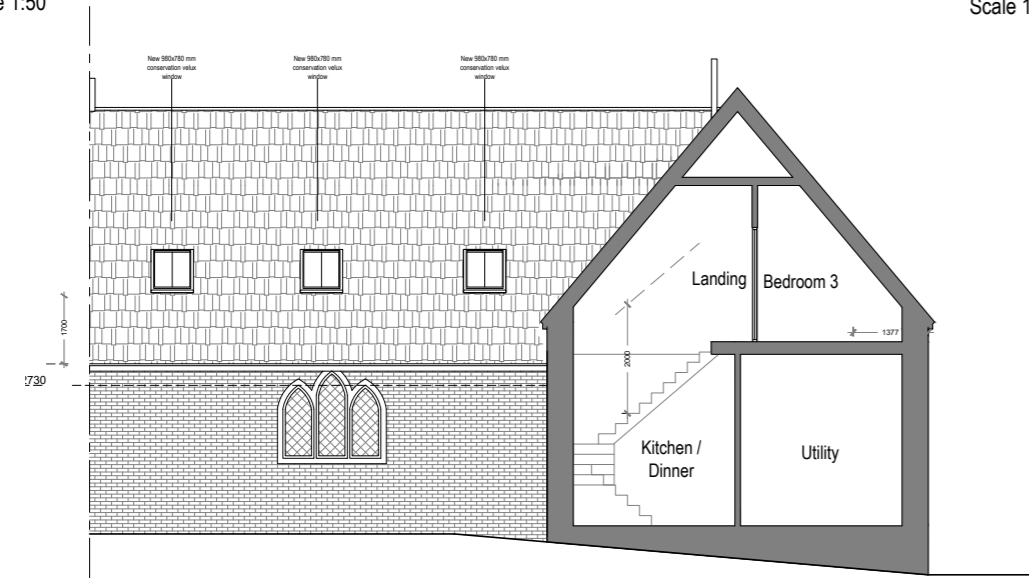
Proposed A-A Section
Scale 1:50



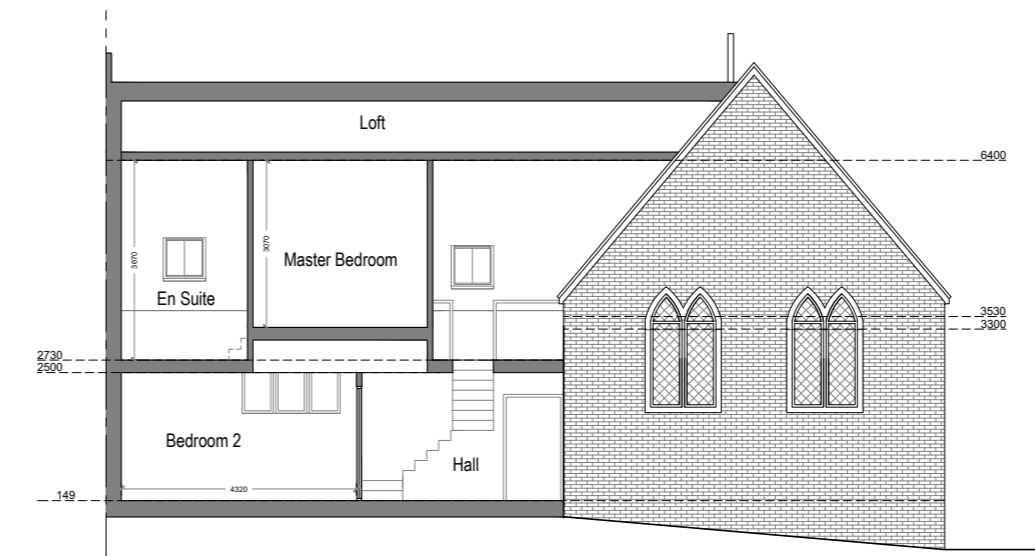
Proposed B-B Section
Scale 1:50



Proposed D-D Section
Scale 1:50



Proposed C-C Section
Scale 1:50



Proposed E-E Section
Scale 1:50

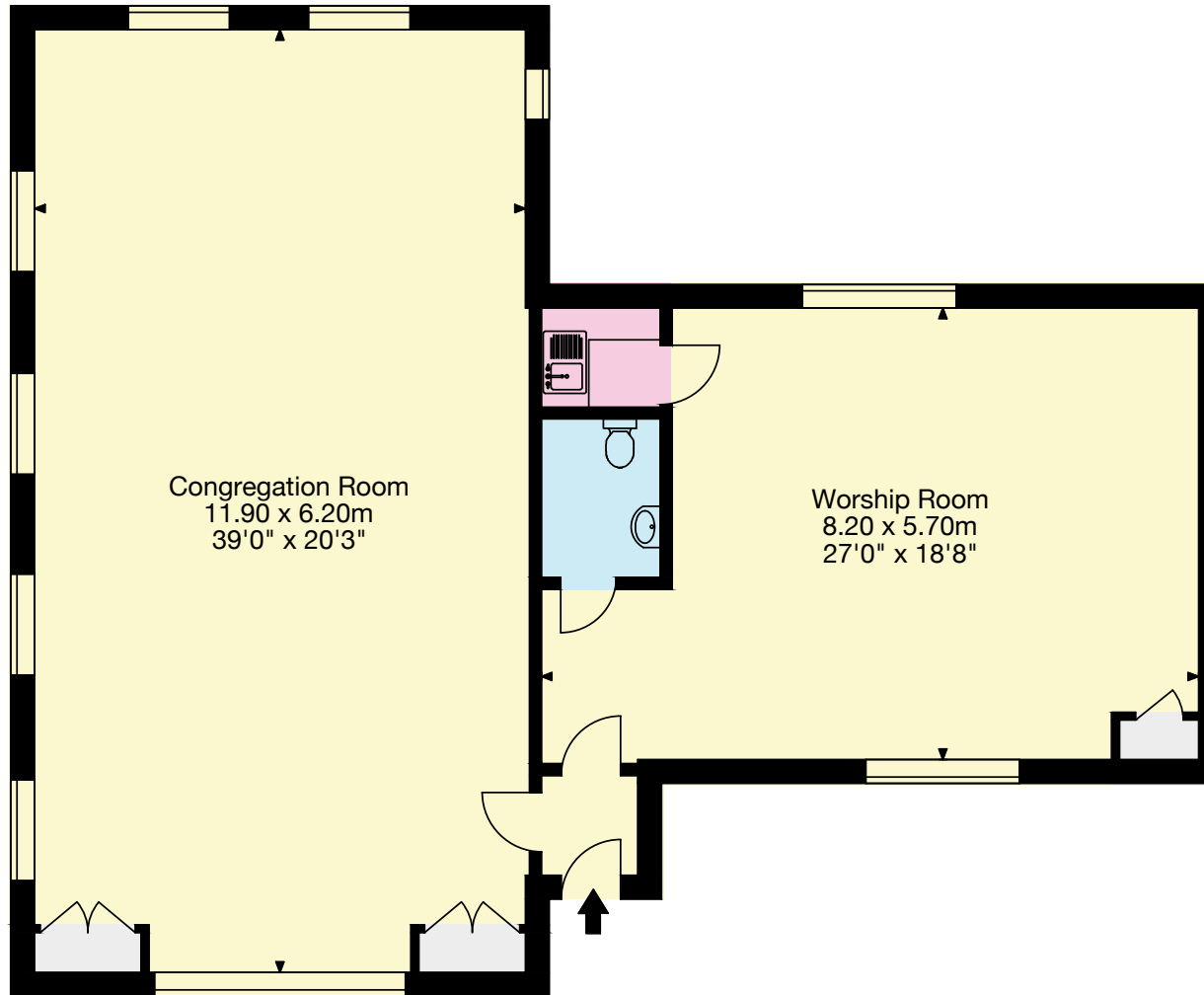


Existing floor plan

Approximate gross internal floor area

Total: 122 sq m / 1,313 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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