



Charming Grade II listed cottage

19 Akeman Street, Combe, Witney, Oxfordshire, OX29 8NZ

Freehold



Sitting room • hall/dining room • kitchen/breakfast room • cloakroom • 4 bedrooms • 2 bathrooms • parking • walled garden

Local information

The property lies in the Conservation Area near the heart of Combe, a pretty village with a thriving, friendly community. It has a parish church, public house overlooking the village green and it is also home to the Combe Reading Room, together with a renowned village primary school. The market towns of Charlbury and Woodstock provide shops and amenities, and the railway station in Long Hanborough provides services to Oxford and London, Paddington. In addition there is a local station in Combe, and Oxford Parkway has a regular service to London, Marylebone. For those wishing to enjoy the immediate surroundings, there are lovely walks to enjoy in the nearby countryside.

Directions

Leave Oxford on the A40 northwards and continue through Woodstock. Turn left after a distance onto the B4437 signposted Charlbury. At the curve in the road, fork left towards Combe/Stonesfield. Take the next turning left, signposted Combe. Continue into the village and the property will be found on the right hand side just before the village green.

About this property

This is a charming Grade II listed cottage built of stone under a Stonesfield slate roof and lying in an enviable position in the village. It has an enormous amount of character with features including flagstone flooring, window seats, exposed

timbers and a large inglenook fireplace in the sitting room.

Originally two cottages, the first and second floor bedrooms are accessed via two separate staircases from the sitting room and hall/dining room. The charming sitting room has an attractive outlook to the front, and the welcoming kitchen/breakfast room with Aga is particularly light and has bi-fold doors opening to the rear garden. There is also a useful cloakroom.

To the front of the property is a small garden with flower and shrub beds and a parking space for one car. To the rear, a paved patio leads up to the walled garden, which is laid to lawn with flower and shrub borders.

Services: Mains water, electricity, drainage. Oil heating.

Tenure

Freehold

Local Authority

West Oxfordshire District Council

EPC rating = Exempt

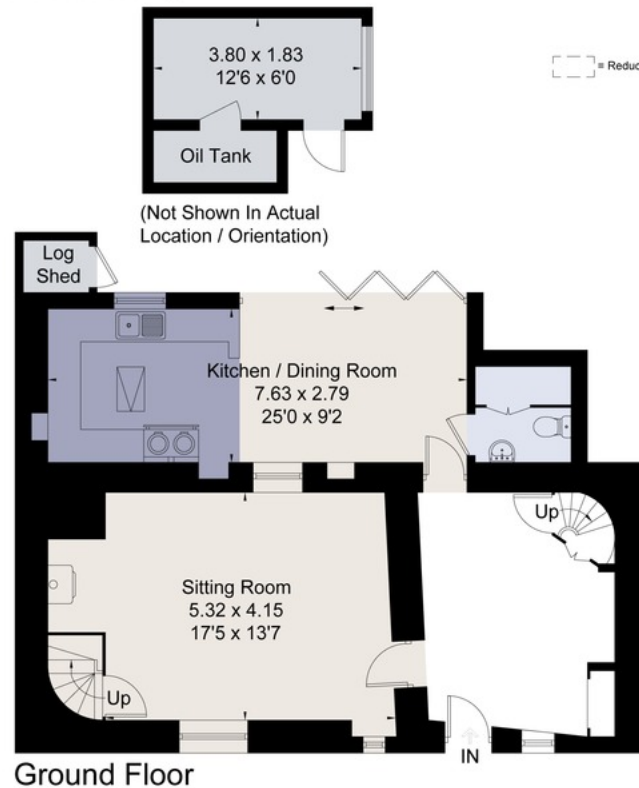
Viewing

Strictly by appointment with Savills

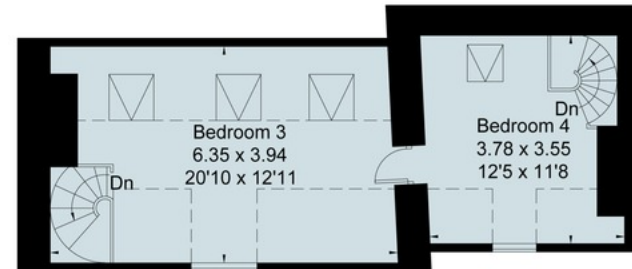




Approximate Area = 153.6 sq m / 1653 sq ft (Excluding Log Shed)
Outbuilding = 9.6 sq m / 103 sq ft
Total = 163.2 sq m / 1756 sq ft
Including Limited Use Area (16.9 sq m / 182 sq ft)
For identification only. Not to scale.
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Ground Floor



Second Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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