



# House with development potential

16 Combe Road, Stonesfield, Oxfordshire, OX29 8QD

Freehold



Living room • kitchen • 3 bedrooms • bathroom • parking  
• garaging • garden

### Location

Set in the attractive village of Stonesfield, which has a thriving, friendly community. It has a village store with post office, village hall with library, playing field with tennis courts and a pre school and primary school. The market towns of Charlbury and Woodstock offer a good range of shops and amenities, and there is also good access to Oxford and Witney. The railway stations in Long Hanborough and Charlbury provide access to Oxford and London Paddington. For those wishing to enjoy the immediate surroundings, there are lovely countryside walks to be enjoyed, including to the Roman Villa in North Leigh and along the Oxfordshire Way.

### Directions

Leave Oxford on the A44 northwards and continue through Woodstock. After passing Judds Garage and The Duke of Marlborough Public House, turn left onto the B4437, signposted Charlbury. At the curve in the road, fork left towards Combe/ Stonesfield. On entering the village, turn left at the war memorial into Combe Road. The property will be found on the left hand side.

### About This Property

16 Combe Road is a mature end of terrace three bedroom house in need of updating with outbuildings and a detached

garage. It enjoys large gardens with extensive road frontage and a personal driveway.

Located on the edge of the village, by a more modern development, pre-planning advice has been sought with regard to the possibility of building another dwelling in the gardens and the Planning Officer's comments have been positive (a copy of the Planning Officer's pre-planning opinion can be obtained from the agents on request).

Given the above, and the potential generally to update and extend if required, the property will appeal to those looking for a home for themselves, or a project.

### Services

All mains services

### Local Authority

West Oxfordshire District Council

Brochure prepared and photographs taken September 2020.

### Tenure

Freehold

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.





**16 Combe Road, Stonesfield, Oxfordshire, OX29 8QD**

**Approximate Area** 98.4 sq m / 1059 sq ft

**Garage** 26.2 sq m / 282 sq ft

**Stores** 11.1 sq m / 119 sq ft

**Total** 135.7 sq m / 1460 sq ft

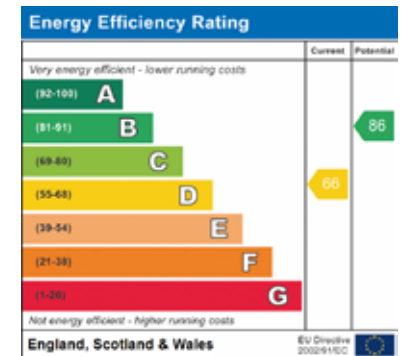
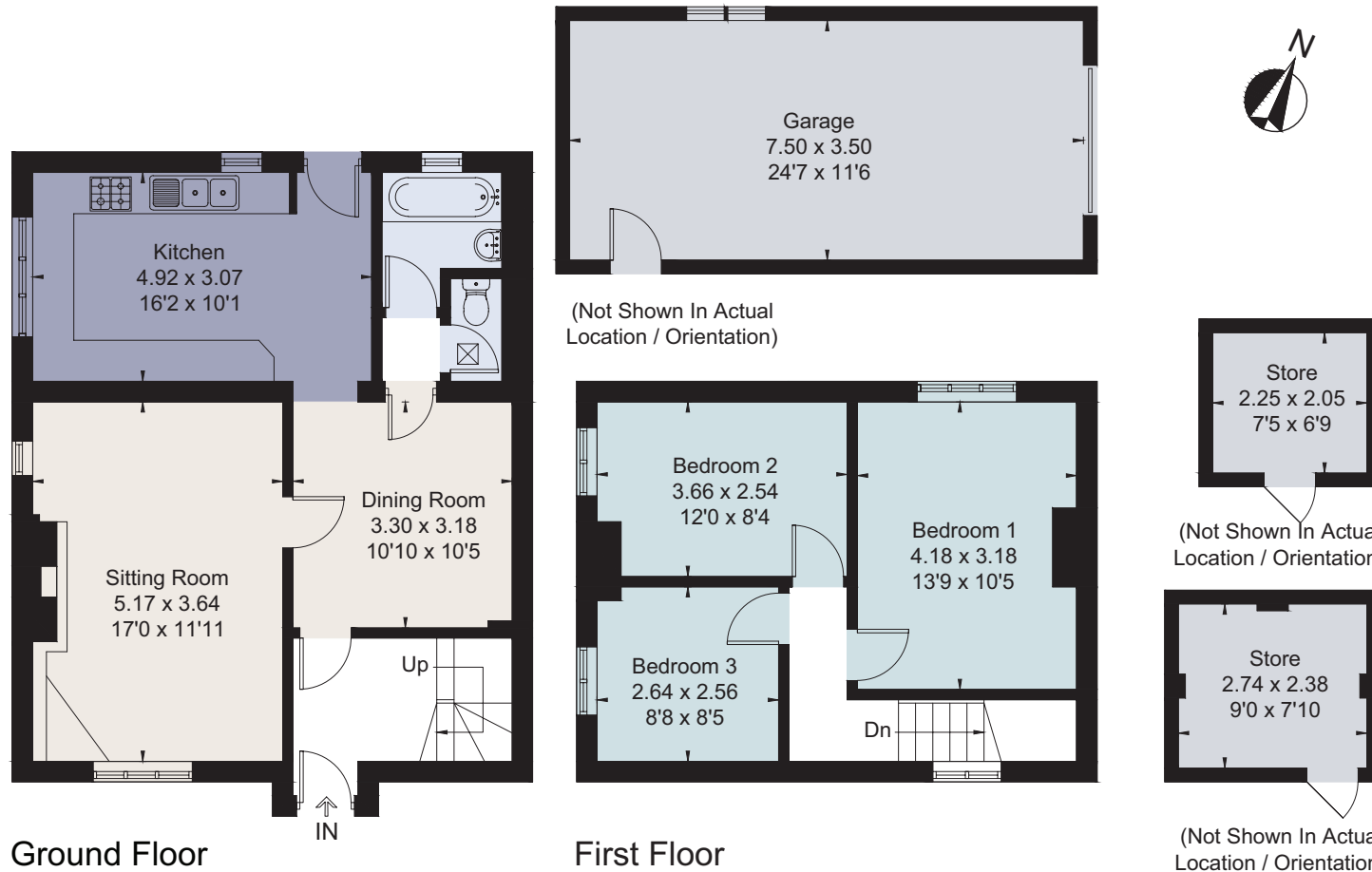
**Including Limited Use Area** (1.3 sq m / 14 sq ft)

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