



Coombe House

Taynton, Burford, Oxfordshire, OX18 4UH

Freehold





Coombe House occupies a marvellous setting in the heart of this most desirable village standing in about an acres of beautifully landscaped gardens with consent to extend

Reception hall • Drawing room • Dining room
Garden room • Kitchen/breakfast room • Utility room
Cloakroom • 5 bedrooms (3 with en suite bathrooms)
Family bathroom • Ample parking, carport and stables
Gardens and grounds, in all about an acre

Directions

Burford 2 miles,
Oxford 20 miles, Charlbury
9 miles, Cirencester 17 miles

From Burford proceed down the High Street, over the bridge and bear left signposted to Stow-on-the-Wold. At the first right hand bend, turn left signposted to Taynton. On entering the village, Coombe House will be found on the left. Turn left down the lane at the end of the long high hedge and the vehicular entrance is first on the left.

Situation

Taynton is perhaps one of the most unspoilt and sought after of the Cotswold villages on the Oxfordshire/Gloucestershire borders. Beautifully situated, it nestles in the Windrush Valley amongst rolling Cotswold countryside. The village is made up almost entirely of Cotswold stone houses and cottages, with the pretty church dating from the 15th century. It lies within a designated Area of Outstanding Natural Beauty. The historic market town of Burford, only 2 miles away, provides most daily shopping requirements, whilst Cheltenham and Oxford are the

main cultural centres for the area. There are good road connections along the A40 and M40 to London and the mainline railway station at Charlbury (9 miles) provides services to London Paddington.

Description

Situated within the Conservation Area in the heart of the village and believed to date from the early 19th century, Coombe House is believed to have been converted in the 1980's.

Built of Cotswold stone beneath a slate roof the property retains a wealth of period features including original timbers and exposed stone walls. The front door opens on to an impressive bright, reception hall with floor to ceiling windows and an oak staircase leading to the upper floor. Off the hall is the drawing room which is double aspect with exposed beams and an open fireplace with the garden room beyond. The dining room has deep windows overlooking the formal garden. The kitchen is open plan to the breakfast area, which has French doors to the garden. The utility/boot room, with access to rear door,



also leads to bedroom 5 which has an en suite bathroom.

On the first floor the wide galleried landing leads to 4 bedrooms (2 with en suite bathrooms) and a family bathroom.

Planning permission (APP/D3125/D17/3178218) was granted on 5 September 2017 to rebuild the garden room with a raised pitch and reorganising the internal layout. Further information is available from the agent or West Oxfordshire District website.

The property sits in a private setting with in its grounds, well screened by mature high hedges and trees. There are two vehicular entrances, one to the carports and the main access off the side lane opening on to a wide gravelled drive with ample parking. The gardens comprise an attractive formal parterre garden with box and yew hedging and herbaceous beds. To the side is an open area of lawn bordered by Coombe Brook with open countryside beyond. To the

rear of the property is a stone paved terrace perfect for summer entertaining.

Coombe House is an ideal family home located in a desirable and picturesque village with good proximity to Oxford and major transport links to London.

General Remarks and Stipulations

Tenure
Freehold

Services
Mains electric and water.
Private drainage. Oil-fired boiler. Bottled gas for cooking.

Local Authority
West Oxfordshire District Council 01993 702941

Viewing
Strictly by appointment with Savills.

Brochure prepared and photography taken October 2019.





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Gross internal area (approx) 305.7 sq m / 3290 sq ft

(Excluding Void / Carport)

Stables 18.7 sq m / 201 sq ft

Total 324.4 sq m / 3491 sq ft

Including Limited Use Area (2.9 sq m / 31 sq ft)



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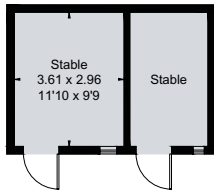
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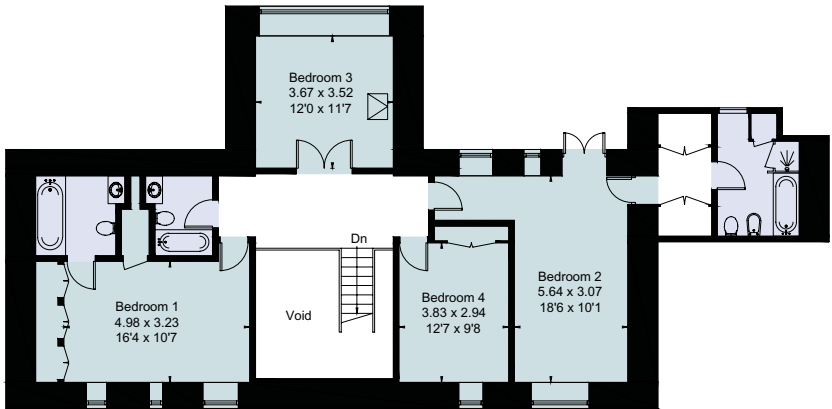
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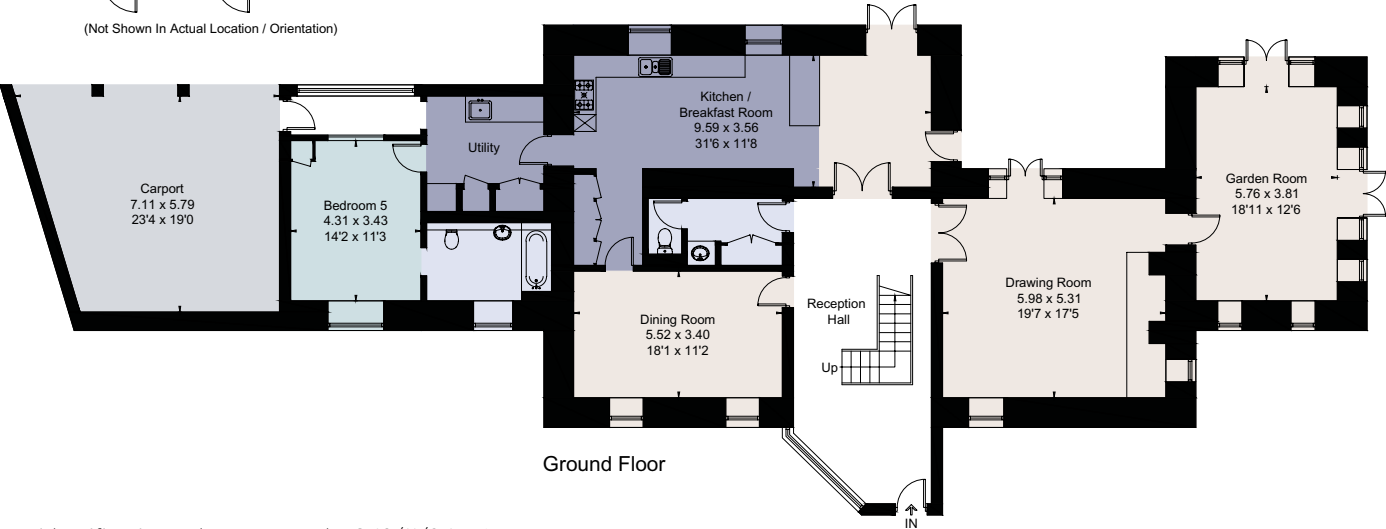
hwarren@savills.com



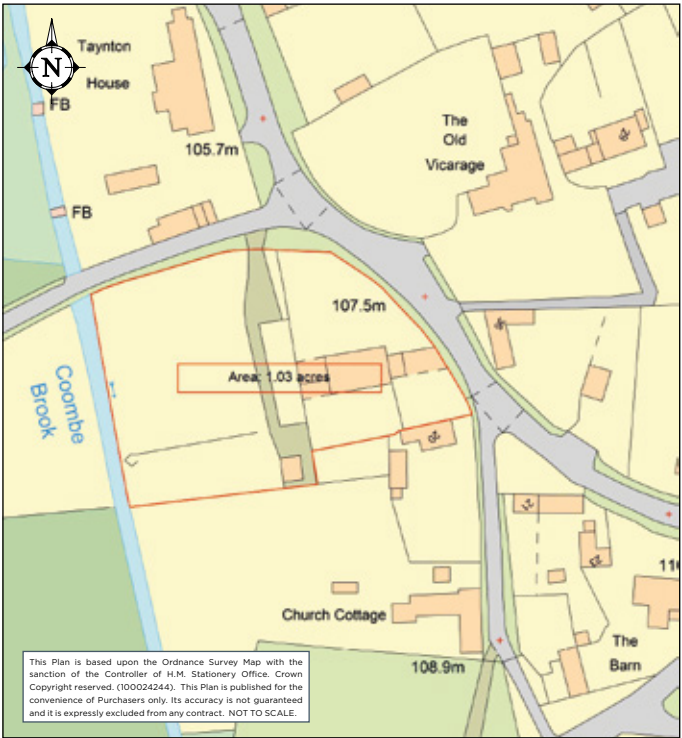
(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor



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Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current Potential

72

52

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