



A delightful family home in a rural setting

Garden Cottage, Holcombe Lane, Newington, Wallingford, Oxfordshire OX10 7AJ

Freehold



3 reception rooms • kitchen/breakfast room • study
 • utility room & cloakroom • 4 bedrooms (2 en suite)
 • family bathroom • off street parking • garden

Directions

From Oxford ring road, take the B480 towards Garsington and Chiselhampton for approximately 4 miles. At Stadhampton turn right onto the A329 towards Newington. After 1.3 miles turn left into Holcombe Lane. Drive to the end of the lane and the property will be found on the left opposite the hay barn.

Situation

Garden Cottage enjoys views over open countryside and the neighbouring farm. The village is ideally situated for access to Thame, Wallingford and Abingdon for everyday shopping requirements, with Oxford about 10 miles away. The Crazy Bear farm shop and restaurant is a mile away. A wide choice of state and private schools are available in the area, with a Montessori nursery in the village.

Description

Built in 2004, Garden Cottage is approached via a gravel drive with ample parking. The covered porch opens to a welcoming hall. The delightful kitchen/breakfast room with French doors to the garden is of contemporary design with gloss laminate units under granite worktops with a limestone floor. The triple aspect sitting room with its oak floor, open fireplace and French doors opening to the west facing terrace, makes the most of the afternoon and evening light. The dining room

leads on directly from the hall with a separate door to the kitchen. The playroom, study and utility room are directly off the kitchen and there is a useful fully glazed lobby. Stairs rise to a gallery landing where the principal bedroom is open to the eaves with an en suite bathroom. There are three further bedrooms (one with an en suite) and a family bathroom. All bedrooms have fitted wardrobes. The property is double glazed throughout with cottage style wooden windows and wooden shutters to some bedrooms.

A stone terrace wraps around two sides of the house with a raised lawned area with decking at one end. The west aspect has a rose covered pergola and presents an ideal space for gatherings. There is also a wood store and bike shed. The front garden is mostly laid to lawn bordered by an evergreen hedge.

Tenure: Freehold

Services: All mains services are connected. Gas central heating. Gigaclear superfast broadband.

Local Authority: South Oxfordshire District Council

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

Viewing: Strictly by appointment with Savills.





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Approximate Area 203.0 sq m / 2185 sq ft

Including Limited Use Area (17.8 sq m / 191 sq ft)



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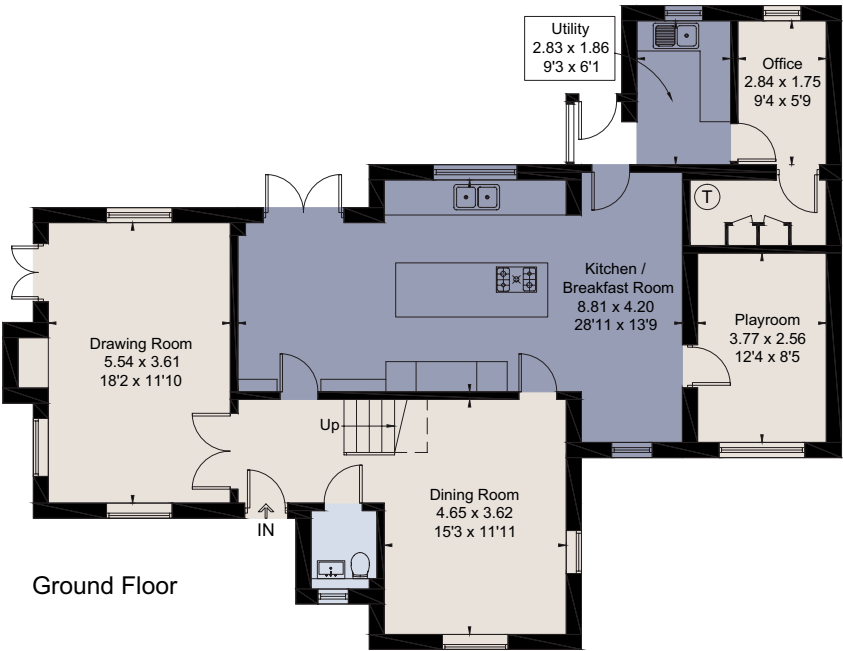
savills.co.uk

Charles Elsmore-Wickens

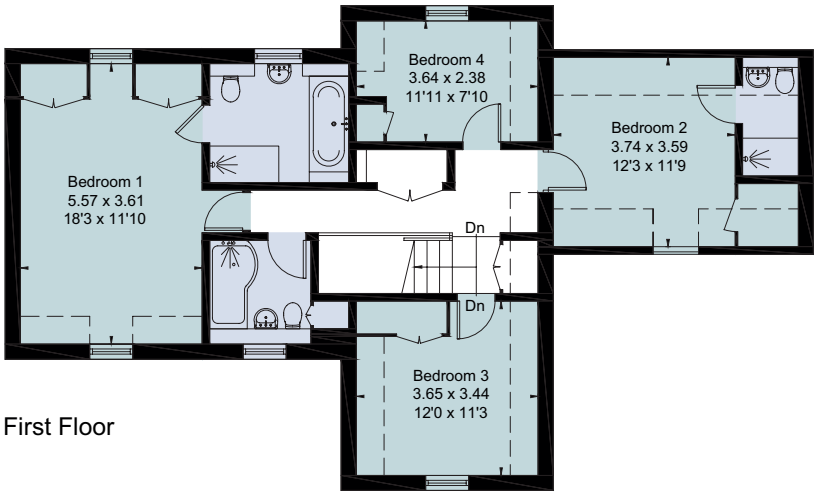
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□ = Reduced head height below 1.5m



For identification only. Not to scale. © 210217CEW

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