



A delightful Listed cottage in a wonderful position

Vine Cottage, Church Walk, Combe, Oxfordshire, OX29 8NQ

Freehold

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Sitting room • kitchen • conservatory • 2 bedrooms  
• bathroom • attic • walled garden

### Location

The property lies in the Conservation Area in the heart of Combe on the edge of the Cotswolds, a pretty village with a thriving, friendly community. It has a parish church, primary school and public house overlooking the village green. The Reading Room and a former Chapel are both village owned and are used for activities and meetings as well as the pre-school. The picturesque cricket ground is adjacent to the church. 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. 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 Vine Cottage is located overlooking the green.

### About this property

Vine Cottage is a charming Grade II listed cottage built of stone under a slate roof and is situated in an enviable position in the village green. Believed to date from about 1820 it has

considerable character with many period features exposed beams and stone walls, fireplaces and leaded window lights. Renovated by the current owners in recent years there is a well-appointed kitchen with integrated washing machine and dish washer and a useful walk in pantry. Off the kitchen is a conservatory which looks on to the cottage garden. The spacious sitting room has a fireplace, tiled floors and stairs to the first floor. The principal bedroom is a double and leads to a lobby off which is the refurbished bathroom and second bedroom. There is an attic accessed by a pull down ladder which has two velux lights.

### Services

Mains water, electricity, drainage. Electric central heating. High speed broadband available.

### Tenure

Freehold

### Fixtures and Fittings

Items mentioned in these sales particulars are included in the freehold sale. The Aga and log burning stove are expressly excluded from the sale but may be available by separate negotiation.

### Local Authority

West Oxfordshire District Council

Photographs taken and details prepared March 2022







**Vine Cottage, Church Walk, Combe, Oxfordshire, OX29 8NQ**

**Approximate Area** 79.0 sq m / 850 sq ft

**Including Limited Use Area** (1.1 sq m / 12 sq ft)



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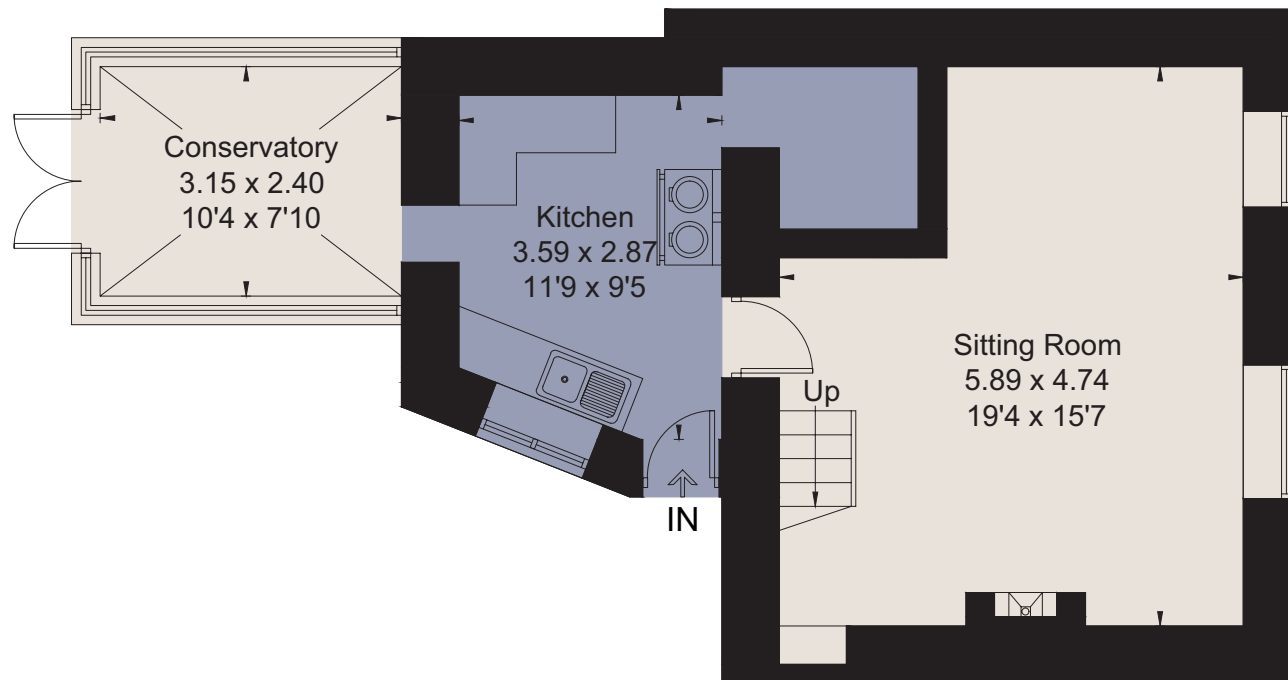
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**Huw Warren**

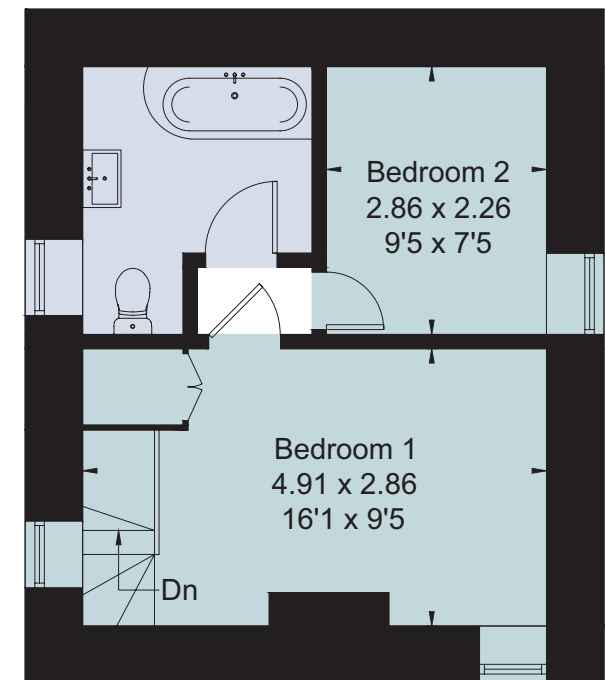
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**01865 339 704**

summertown@savills.com



**Ground Floor**



**First Floor**

For identification only. Not to scale. © 220329HW

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