



## 49 Knott Oaks, Combe OX29 8PJ

Draft details - may be subject to alterations. Distances - Witney, Market Square c. 7.1 miles / Oxford c. 11.5 miles / Hanborough Train Station c. 3 miles

A well presented 3 bedroom end of terrace house, pleasantly situated in a cul-de-sac within this highly regarded village and with pleasant views over a field to the rear. The accommodation benefits from both double glazing and gas (propane cylinder) central heating and features a nicely fitted kitchen, and a good size living/dining room (with door to the appealing garden). The bathroom is found on the first floor and there is the further advantage of a garage, which is located near to the house. All mains services, with the exception of gas. Ultrafast broadband available. Mobile & data: O2- 'Limited' availability.

THOMAS  
MERRIFIELD

SALES LETTINGS

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t. 01993 772000

Price £325,000

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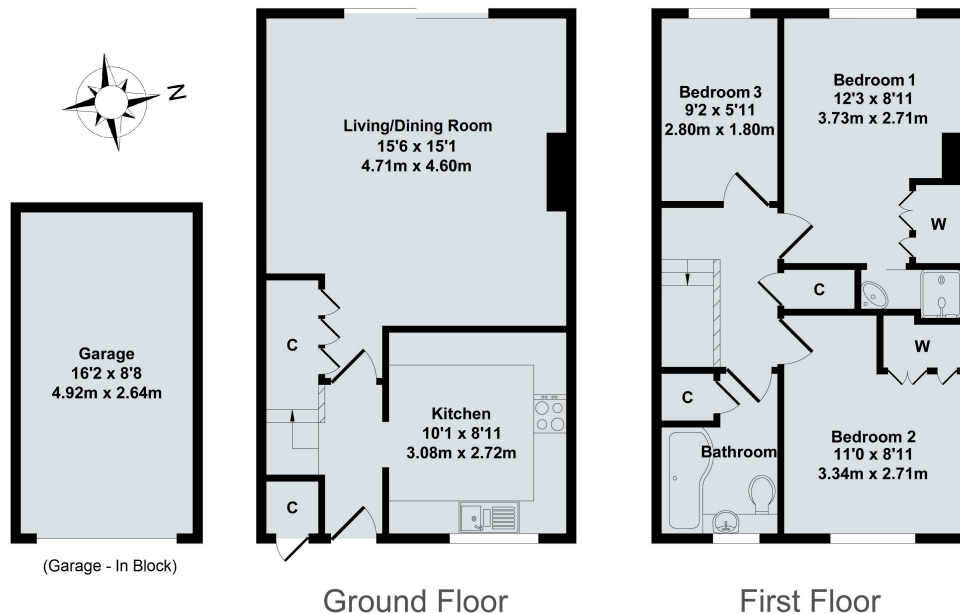




## 49 Knott Oaks, Combe, Oxfordshire OX29 8PJ

- Entrance Hall
- Fitted Kitchen
- Living/Dining Room
- 3 Bedrooms
- First Floor Bathroom
- Gas (propane cylinder) Central Heating
- Double Glazing
- Appealing Garden
- View Over Field To The Rear
- Garage Closeby

Directions - Leave Witney via A4095 (Woodstock Rd). At the 'T' junction turn left and continue past the villages of North Leigh and Freeland. Upon reaching Long Hanborough take the second main left hand turn into Millwood End. Follow this road along, bearing right in the direction of Combe. Proceed along and over the bridge. Continue along and under the railway bridge. Turn left and follow this road to the village. On entering Combe continue along, bearing left at the village green. Take the next left into Stonesfield Road. Take the second right turn into Knott Oaks. Number 49 is found on the left hand side. 07F25



### 49 Knott Oaks, Combe

Total Approx. Floor Area 921 Sq.Ft. (85.60 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

#### Local Authority:

WODC Tax Band C. Council Band C. EPC Rating: 35/F.

#### Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

#### Tenure:

Freehold

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