



33 Knott Oaks,
Combe, Oxfordshire OX29 8PJ

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Pleasantly situated in a cul-de-sac within this delightful and highly regarded village, a 4 bedroom house, forming part of a staggered terrace. The property benefits from a loft conversion and the master bedroom that was formed also has the advantage of a shower room. The accommodation benefits from both oil fired (radiator) central heating and double glazing and features, on the ground floor, the kitchen and a large living/dining room, with direct access to the appealing rear garden. The first floor provides 3 further bedrooms and the family bathroom. There is the further significant advantage of a garage, which is located in a nearby block. The property is offered 'For Sale' with NO ONWARD CHAIN.

All mains services, with the exception of gas. Ultrafast broadband is available. Mobile & data: EE and O2- 74% performance.

Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Directions

Leave Witney via Woodstock Road, Witney. Turn left at the 'T' junction towards North Leigh. Pass the of North Leigh and continue along to Long Hanborough. Turn left into Millwood End (signposted Combe and Stonesfield). Follow this road along and bear right towards Combe (Swan Lane). Continue along this road, over the bridge and under the railway bridge. Turn left onto Robins Hill and continue along to the village of Combe. On entering Combe continue straight along onto Church Walk, Bear left onto Akeman Street and left again onto Stonesfield Road. Take the second turning into Knott Oaks (not the first) and proceed forward. The property is then found on at the end of the close.

Distances

Witney, Market Square c. 7.1 miles / Hanborough Train Station c. 3 miles / Oxford c. 11.4 miles / Woodstock c. 4.9 miles

Draft details - may be subject to alterations. 21K25





GROUND FLOOR

Entrance Hall

Kitchen

Living/Dining Room

FIRST FLOOR

Landing

3 Bedrooms

Family Bathroom

SECOND FLOOR

Master Bedroom

Shower Room

Double Glazing

Oil (radiator) Central Heating

OUTSIDE

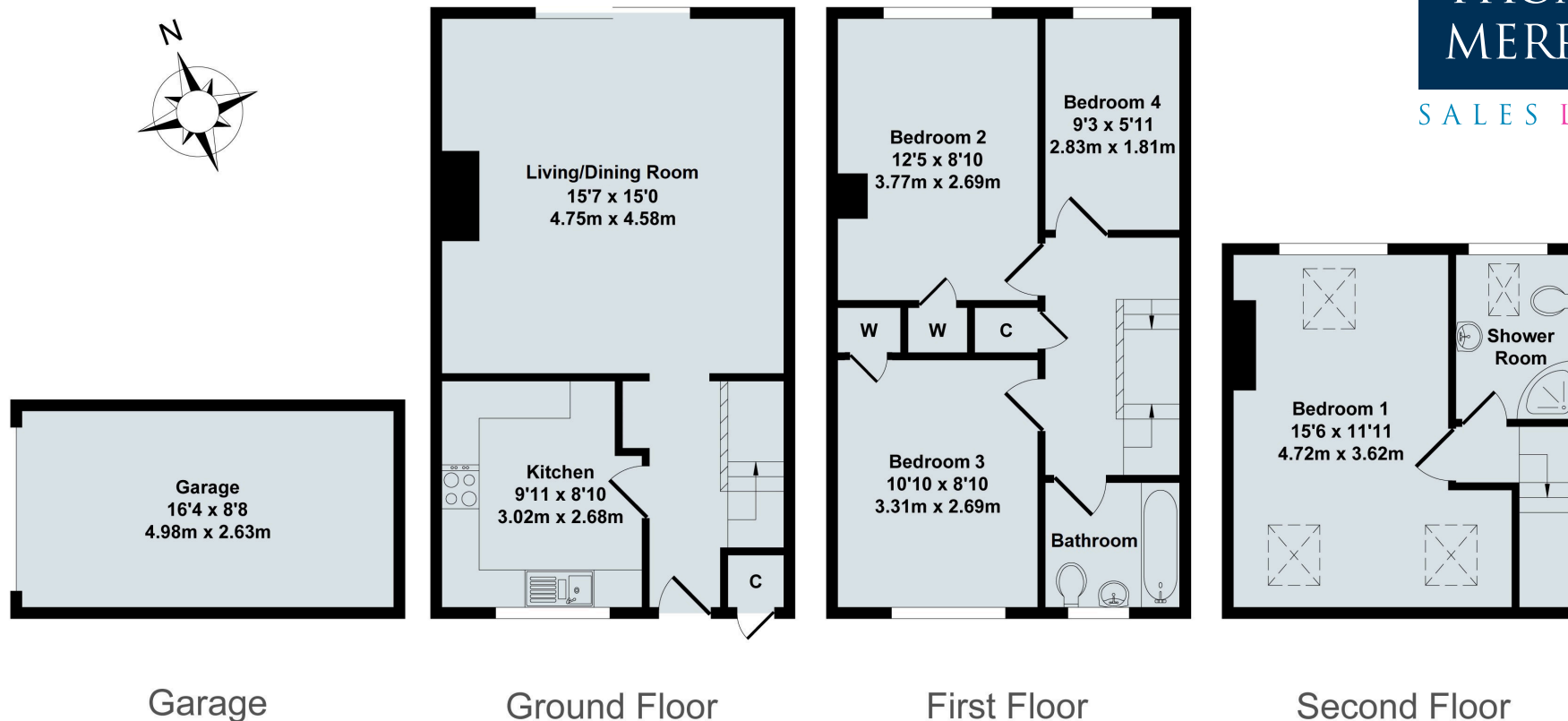
Appealing, Mature Gardens

Garage - in a nearby block

NO ONWARD CHAIN

Price £365,000 Freehold
WODC Tax band C / EPC Rating: 69C





33 Knott Oaks, Combe

Total Approx. Floor Area 1151 Sq.Ft. (106.90 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

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