

COMBE ROAD

Stonesfield, OX29 8QD



THE DEVELOPMENT

Combe Road is an exclusive new build development located in the popular village of Stonesfield.

The development offers residents breath taking countryside views of rolling fields, creating a picturesque and tranquil environment.

The properties within Combe Road are built to the highest standards and packed with modern features making this home not only beautiful but also sustainable.

The attention to detail and quality craftsmanship are evident throughout the properties, creating a luxurious living experience.

Whether you are seeking a peaceful countryside retreat or a modern home with stunning views, Combe Road offers a unique and desirable living experience.

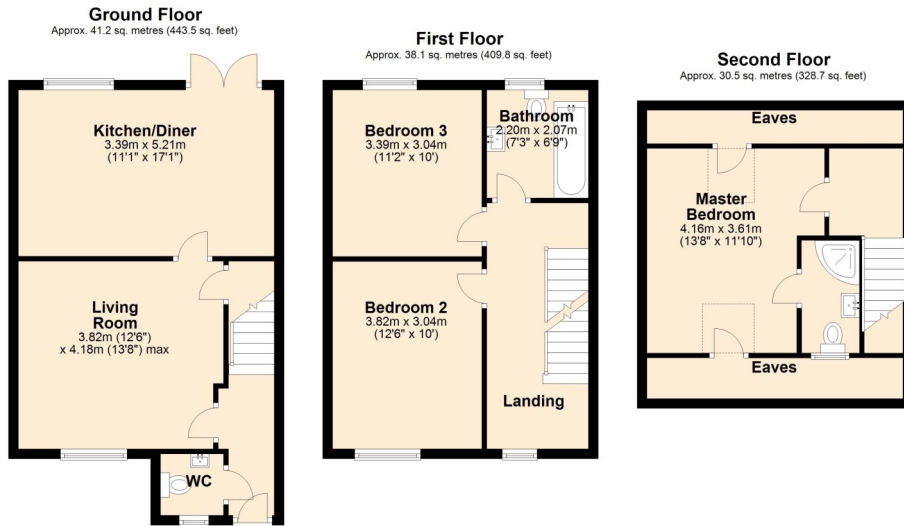


SPECIFICATION

- > Modern kitchen units with all necessary appliances
- > Kitchens include; Dishwasher, oven & hob & Worcester gas boilers
- > Fully tiled bathrooms with stylish vanity units
- > LED Spotlights all down stairs and all bathrooms
- > Stone cils and heads on windows on front elevation
- > Open countryside views
- > Eco-friendly features; solar panels, electric car charging infrastructure & underfloor heating
- > Upgraded windows and doors in anthracite grey
- > LABC warranty

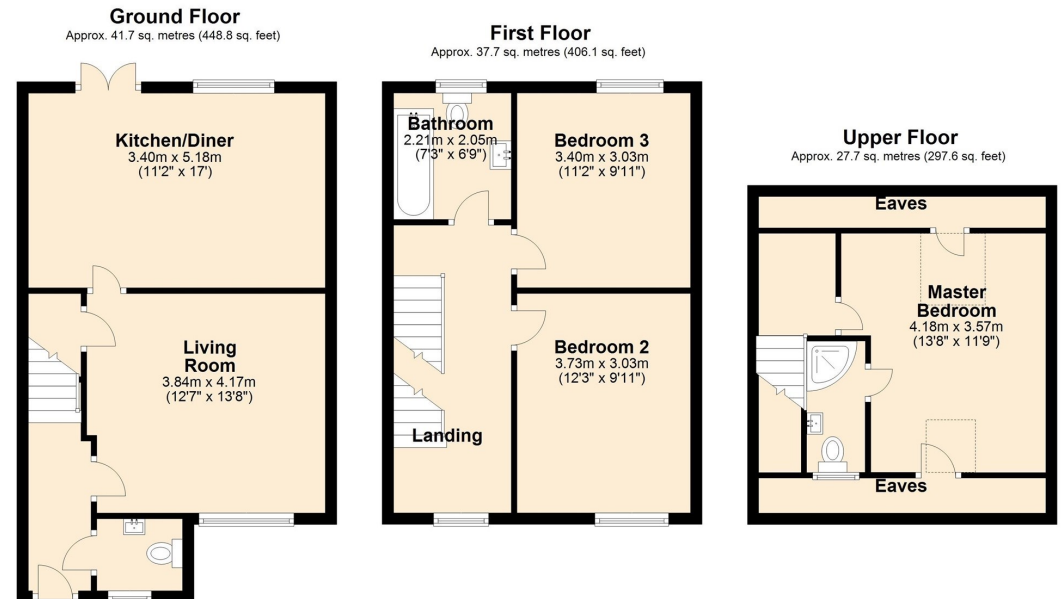
FLOORPLANS

16A



Total area: approx. 109.8 sq. metres (1182.0 sq. feet)

16B



Total area: approx. 107.1 sq. metres (1152.6 sq. feet)

THE LOCAL AREA

Stonesfield is a small idyllic village nestled in the Cotswold area located just 5 miles North/East of Witney and 10 miles North/West of Oxford city centre and only 6 miles away from Blenheim Palace.

Stonesfield has many local amenities, including village shops, a primary school, a post office, a recently reopened pub and several parks and green spaces nearby.

The village has good transport links to Oxford and surrounding Areas including Woodstock and Charlbury, with regular bus services and easy access to the M40



For more information or to arrange a viewing please contact the Witney office on

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

