

# west

THE PROPERTY CONSULTANCY



Farthyng Cottage Holcombe Lane

Newington, Nr. Wallingford, OX10 7AJ

Guide Price £1,350,000





# Farthyng Cottage Holcombe Lane, Newington, Nr. Wallingford, OX10 7AJ

## NEWINGTON

Oxford c.10.8 miles Didcot Parkway Station c.10 miles Wallingford c.6.3 miles

A very special thatched rural village house with the advantage of first class connectivity to major communications. The property is heart achingly pretty and is set in beautifully planted and landscaped 0.32 acre private grounds with a tranquil undulating rural landscape beyond. Intelligently extended to provide good scale vaulted social spaces whilst retaining the immense character of the building, the property offers 4/5 bedrooms arranged over the house and the separate barn ancillary accommodation. 3 Reception rooms. Garaging. A beautiful location between Wallingford and Oxford. (TOTAL FLOOR AREA: c.2982 sq ft / 278 m<sup>2</sup>)

GUIDE PRICE:- £1.35 Million

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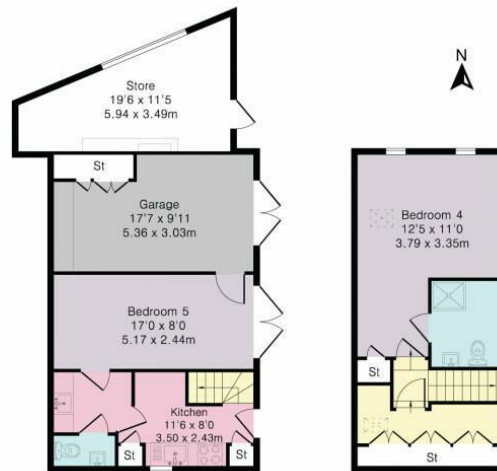
### Floor Plan



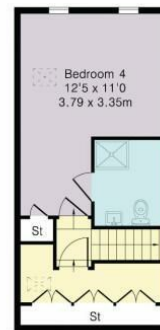
First Floor



Approximate Gross Internal Area 2982 sq ft – 278 sq m  
 Ground Floor Area 1409 sq ft – 131 sq m  
 First Floor Area 653 sq ft – 61 sq m  
 Annex Ground Floor Area 591 sq ft – 55 sq m  
 Annex First Floor Area 329 sq ft – 31 sq m



Annex Ground Floor



Annex First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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