

WE VALUE



YOUR HOME



Holcombe Lane, Newington  
Offers Over £1,000,000





Farthyng Cottage is a Grade II listed thatched home dating back to c.1650, full of period charm yet updated for modern living. The property also includes a versatile self-contained two-bedroom annexe, ideal for guests, multi-generational living, or as a potential income stream.

The main house features a vaulted kitchen/dining room with inglenook fireplace and log burner, a study/snug and a spacious lounge with dual aspect and a second inglenook fireplace. A utility room and cloakroom complete the ground floor. Upstairs are three bedrooms and a family bathroom with separate shower.

The annexe provides a fitted kitchen, utility, cloakroom, garage with underfloor heating, a ground floor double bedroom, and an upstairs double bedroom with en-suite and walk-in wardrobe.

Electric gates open onto a driveway lined with flowering cherry trees. The garden includes level lawns, apple and pear trees, and a sheltered dining area with views across open fields.

Located on a no-through road in Newington, the cottage enjoys a peaceful rural position yet is just 9 miles from Oxford, with the M40 within 11 minutes drive providing convenient links to London, the Midlands, and the North.

#### What The Owner Says...

"The house really offers the best of both worlds – a quaint, pretty cottage with an open fire, combined with spacious living and dining areas, tall ceilings, and an open-plan feel. Tucked away at the end of the lane, it's private and enjoys wonderful countryside views."







- CHARMING DETACHED COTTAGE
- OFFERED WITH NO ONWARD CHAIN
- RURAL SETTING WITH VIEWS ACROSS PICTURESQUE FIELDS
- DETACHED ANNEXE - (TWO BEDROOMS)
- GARAGE & AMPLE OFF-STREET PARKING TO GATED DRIVEWAY
- OPEN PLAN LIVING & VAULTED CEILINGS
- GRADE II LISTED

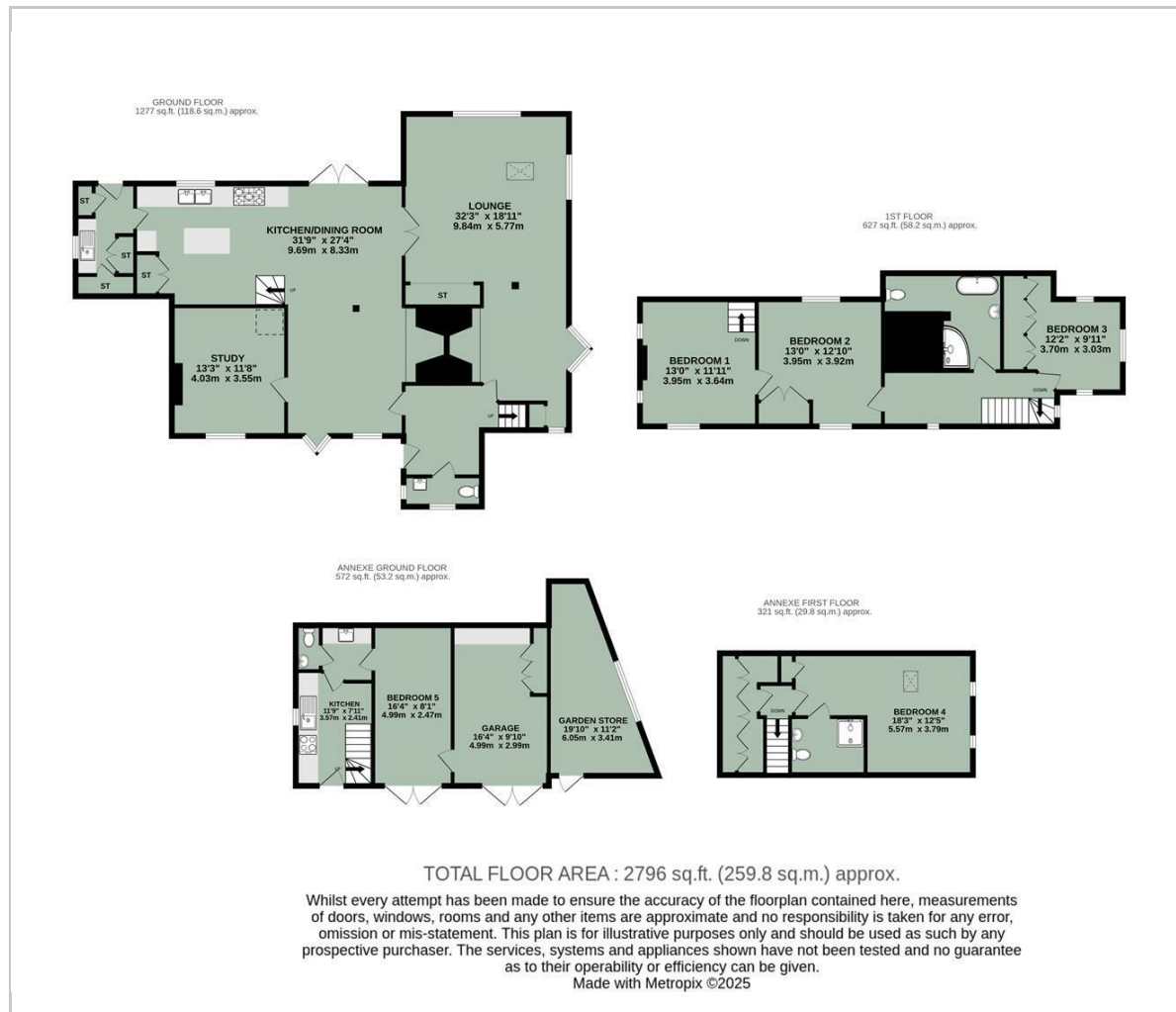


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

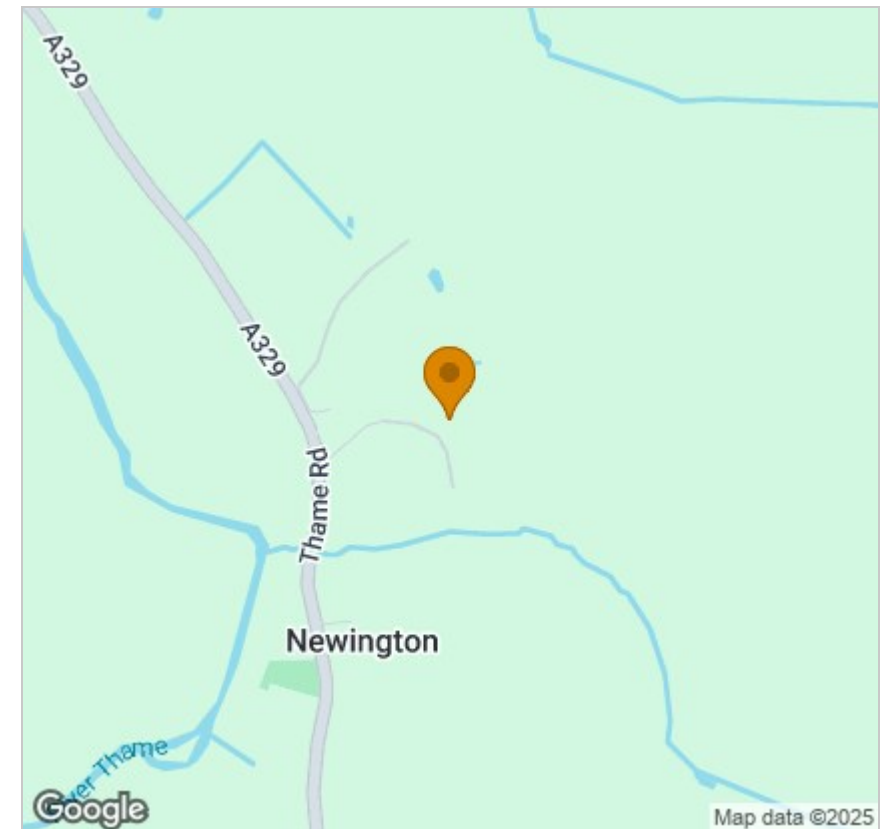
Energy Efficiency Graph



## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1  
if you wish to arrange a viewing appointment for this property or require further information.

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