

46 AKEMAN STREET

COMBE OX29 8NX

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Enjoying a desirable position on the edge of this delightful village, a fabulous, extended family home finished to a high specification and presented in immaculate order throughout. The generous garden with an easterly aspect benefits from glorious countryside views beyond the boundary.

The fabulous living space is set across two floors and large picture windows along with sliding doors allow natural light to fill the whole home. The master bedroom has a dressing room and relaxing in this room is so easy with the wonderful vista through both the opening doors and the tall window in the ensuite.

Externally, the rear garden affords a high degree of privacy and the paved area is ideal for alfresco dining with its delightful view across the lawn to the wonderful views that stretch as far as the eye can see.

GUIDE PRICE

£775,000

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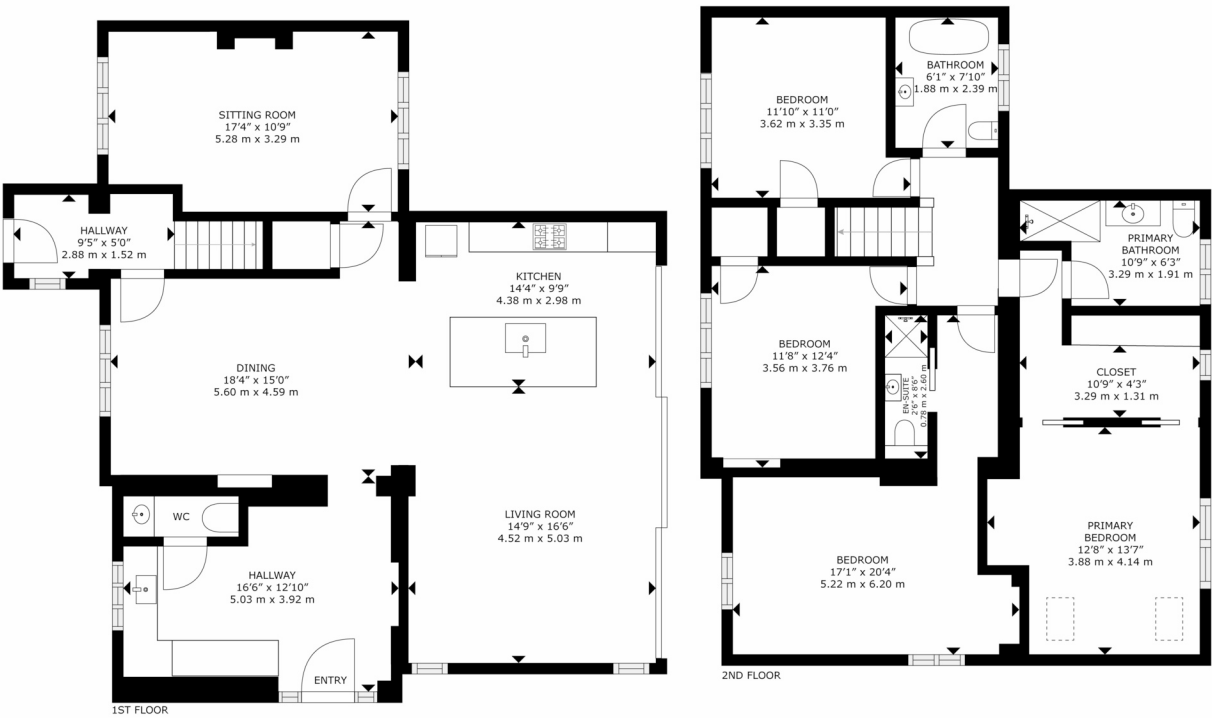
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Generous







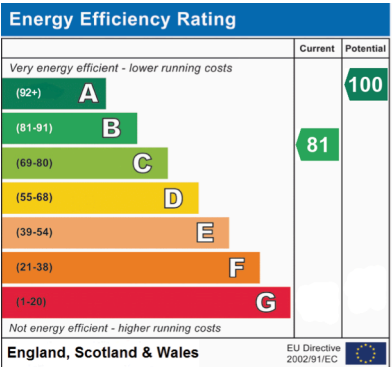
GROSS INTERNAL AREA
1ST FLOOR: 1,109 sq. ft. 103 m²
2ND FLOOR: 971 sq. ft. 90 m²
TOTAL: 2,080 sq. ft. 193 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band C - £2,107.01

Parking:
Off-street parking

Local Authority:
West Oxfordshire District Council



“LOCATION COMMENT

Combe is an unspoilt village 10 miles north-west of Oxford standing above the Evenlode Valley. This thriving village community is surrounded by superb countryside with an extensive network of footpaths, bridleways and walking access into Blenheim Park. The neighbouring village of Long Hanborough (1½ miles) has a parade of shops, petrol filling station and doctor's surgery. A wider range of shopping and leisure amenities are available in Woodstock (4 miles) and the local market town of Witney (6 miles). A particular feature of Combe is the highly regarded local primary school. There are rail services available on the Worcester-Oxford-London (Paddington) line in Long Hanborough and at Charlbury (3 miles) along with a halt station on the edge of the village.



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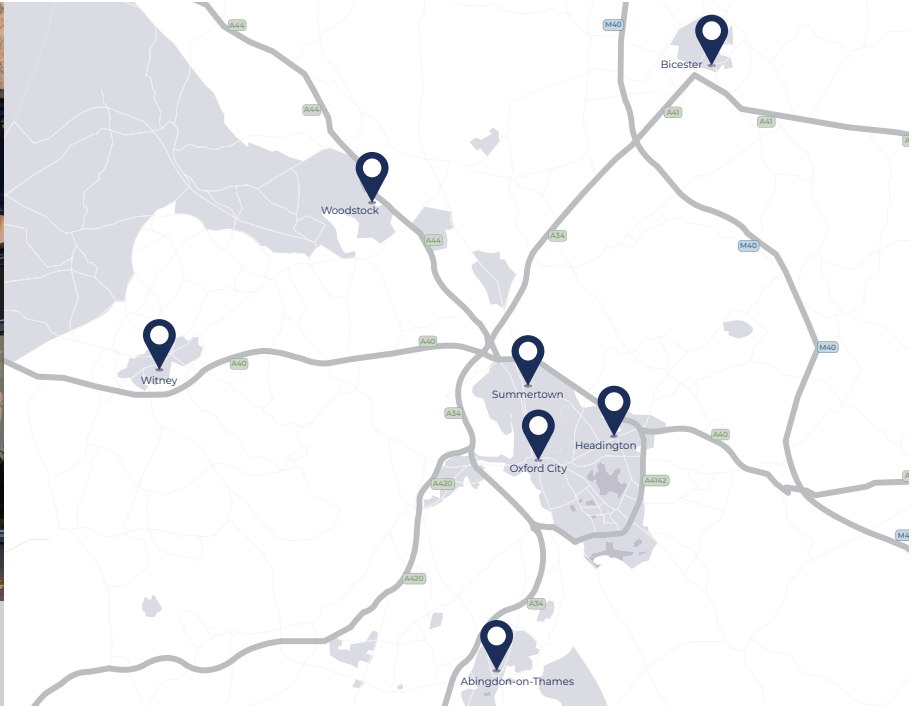
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