

10 ORCHARD CLOSE

COMBE OX29 8NU

Desirable village location

Breckon & Breckon
est.1947



10 ORCHARD CLOSE

£600,000 GUIDE PRICE



EPC: D



Off-street & Garage

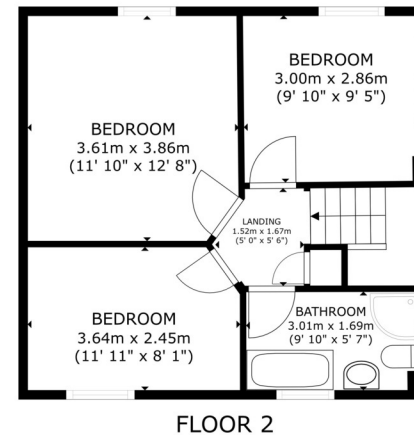
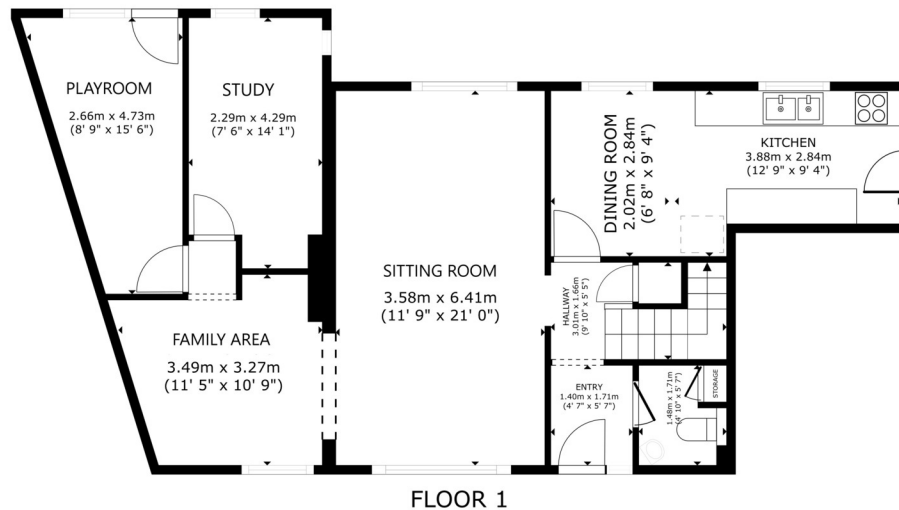
Band E - £2,897.16 COUNCIL TAX

Enjoying a desirable position in the heart of this delightful village, this fabulous, extended family home is being sold with no onward chain. At the head of a quiet cul-de-sac the generous garden affords a high degree of privacy with mature trees beyond the rear boundary. The fabulous living space is set across two floors and large picture windows along allow natural light to fill the whole home. The kitchen overlooks the garden and is fitted with a comprehensive range of modern units with space for a table and chairs for family dining. A wood burning stove in the dual aspect sitting room provides a wonderful focal point for relaxing on those colder evenings. This opens to a good size reception area which in turn gives access to a playroom and study. The modern cloakroom with full height storage cupboard completes the ground floor picture.

Externally, the rear garden offers a superb space for children and pets alike with large lawn, gravel area for garden shed, and a paved patio providing a wonderful space for alfresco entertaining. There is a garage and the driveway provides additional parking. Overall, this sizeable home is one not to be missed and a viewing is essential to fully appreciate the superb living space and prime location.







GROSS INTERNAL AREA
 FLOOR 1 81.7 m² (879 sq.ft.) FLOOR 2 43.0 m² (463 sq.ft.)
 TOTAL : 124.6 m² (1,342 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

LOCATION COMMENT

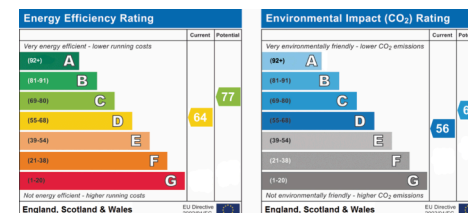
Combe is an unspoilt village 10 miles north-west of Oxford standing above the Evenlode Valley. This thriving village community is surrounded by superb countryside with an extensive network of footpaths, bridleways and walking access into Blenheim Park. The neighbouring village of Long Hanborough (1½ 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 and the local market town of Witney. A particular feature of Combe is the highly regarded local primary school. There are rail services Oxford-London (Paddington) line in Long Hanborough and at Charlbury (3 miles).

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Witney Office

10 Market Square
 Witney
 Oxfordshire OX28 6BB

t: 01993 776 775
 e: witney@breckon.co.uk



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 our website.



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