



Tabanus Cottage, Curbridge

Tabanus Cottage, Lew Road

Curbridge OX29 7PD

£525,000

Guide Price



Agent's Comment

"Beautifully presented, this family home creates an opportunity to enjoy village living at its very best yet just a 5 minute drive to the thriving town of Witney"

Built in 2020, outstanding quality and design resonate throughout this stunning home. The light-filled and spacious accommodation includes a wonderful sitting room with inset stove, brick surround and beam over, a superb room for relaxing with the family. This flows to the dining room which has two sets of bi-fold doors which bring the outside in, a truly superb space for family entertaining both inside and alfresco. This in turn flows to the fantastic kitchen fitted with a wide range of contemporary units and integrated appliances plus utility just-off. A good size entrance hall and modern cloakroom complete the fabulous ground floor picture. The truly superb master bedroom offers a wall of fitted wardrobes and superb ensuite shower room. Two further double bedrooms, one with Juliette balcony are well served by the boutique chic bathroom. This amazing property boasts additional attributes including an air source heat pump providing underfloor heating throughout, a water harvester and softener plus integral air-conditioning to the master bedroom.

Affording a high degree of privacy, alfresco dining on summer evenings can be enjoyed from a choice of two seating areas.







GROSS INTERNAL AREA
FLOOR 1: 891 sq ft, 82.79 m². FLOOR 2: 752 sq ft, 69.83 m²
TOTAL: 1643 sq ft, 152.62 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Breckon & Breckon

est. 1947

Witney

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10 Market Square

Witney, Oxfordshire

OX28 6BB

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Oxford city centre

Tel: 01865 244735 (sales)
Tel: 01865 201111 (letting)

Summertown

Tel: 01865 310300 (sales)
Tel: 01865 558999 (apartments)

Headington

Tel: 01865 750200 (sales)
Tel: 01865 763999 (letting)

Abingdon

Tel: 01235 550 550 (sales)
Tel: 01235 554 040 (letting)

Woodstock

Tel: 01993 811881 (sales)
Tel: 01993 810100 (letting)

Witney

Tel: 01993 776775 (sales)
Tel: 01865 201111 (letting)



Council Tax Band:

Band E
£2,770.5

Local Authority:

West Oxfordshire
District Council

