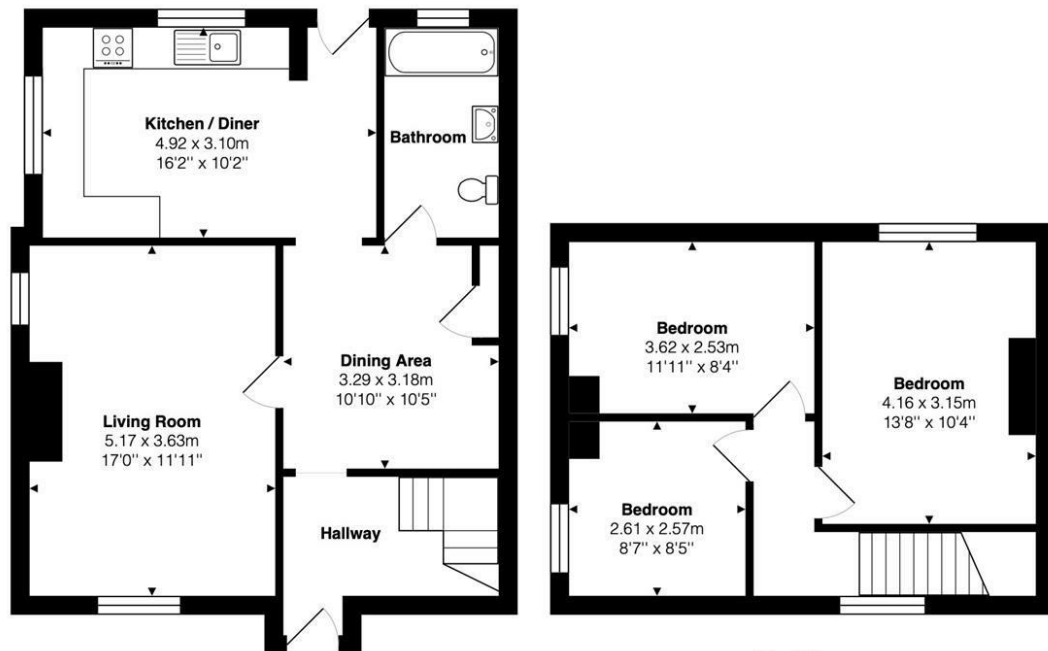




16, COMBE ROAD, STONESFIELD, OX29 8QD

FLOWERS 
ESTATE AGENTS



Ground Floor

Approximate Gross Internal Area

94.0 m² ... 1012 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
 Drawn by E8 Property Services. www.e8ps.co.uk





16, Combe Road, Stonesfield, OX29 8QD

Freehold

- Newly and extensively refurbished throughout
- Integrated Lamona kitchen
- Ground floor contemporary bathroom
- Allocated parking
- EPC Grade D
- Three bedrooms
- Reception room with separate dining area
- Fully enclosed rear garden
- Desirable village location
- Council Tax Band C

An exemplary three-bedroom home which has been extensively refurbished and tastefully presented a neutral palette. Extending to over 1000 sq. Ft, the internal living space contains a series of well proportioned, light and airy living spaces with high quality fittings throughout.

Upon entry, the main hallway leads to a central dining area which gives way to a tastefully designed and well equipped kitchen/dining area at the rear. The main reception room can be found at the front of the plan and is bathed in an excellent flow of natural light via the front and side aspect windows. The ground floor is also home to a contemporary family bathroom. All three bedrooms are immaculately presented and occupy the first floor.

Externally, a low maintenance and fully enclosed rear garden provides the ideal spot for both entertaining and relaxation during the warmer months. The property further benefits from allocated parking for two vehicles. Offered with no onward chain.





CONTACT

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Stonesfield

Located a short drive from Woodstock and is set in an Area of Outstanding Natural Beauty near the river Evenlode, surrounded by beautiful countryside and lovely walks. The village has an active local community with a popular primary school and 13th century church, as well as a community owned village pub, shop/Post Office, hair salon, Village Hall, and sports and social club. There is a regular bus service to Woodstock and Oxford, and the M40 is within easy reach. Nearby train stations at Charlbury, Long Hanborough and Oxford Parkway provide access to London Paddington and Marylebone. For further information on Stonesfield village life visit www.stonesfield.info.

Services

UTILITIES: Connected to mains services

COUNCIL TAX BAND:

TENURE: Freehold

Local Authority: West Oxfordshire

Council Tax Band: C

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

