



OLD HOUSE COTTAGE, 23 AKEMAN STREET, COMBE









Old House Cottage, 23 Akeman Street, Combe, OX29 8NZ

Freehold

- Detached four bedroom period home
- Light-filled with tastefully considered interiors
- Kitchen/dining room
- Ground floor office
- Off-street driveway parking
- Beautifully appointed throughout with high-quality finishes
- Largely open-plan living arrangement
- Reception room with wood burner
- South facing rear garden with stone workshop
- EPC Rating D | Council Tax Band F

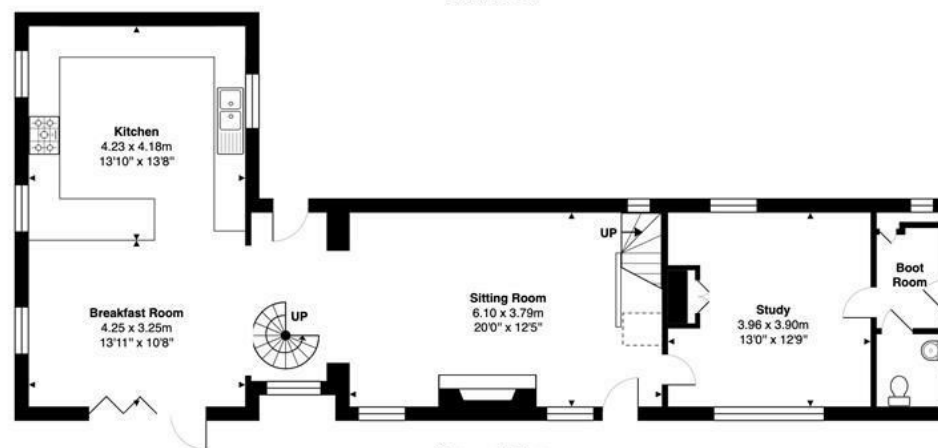
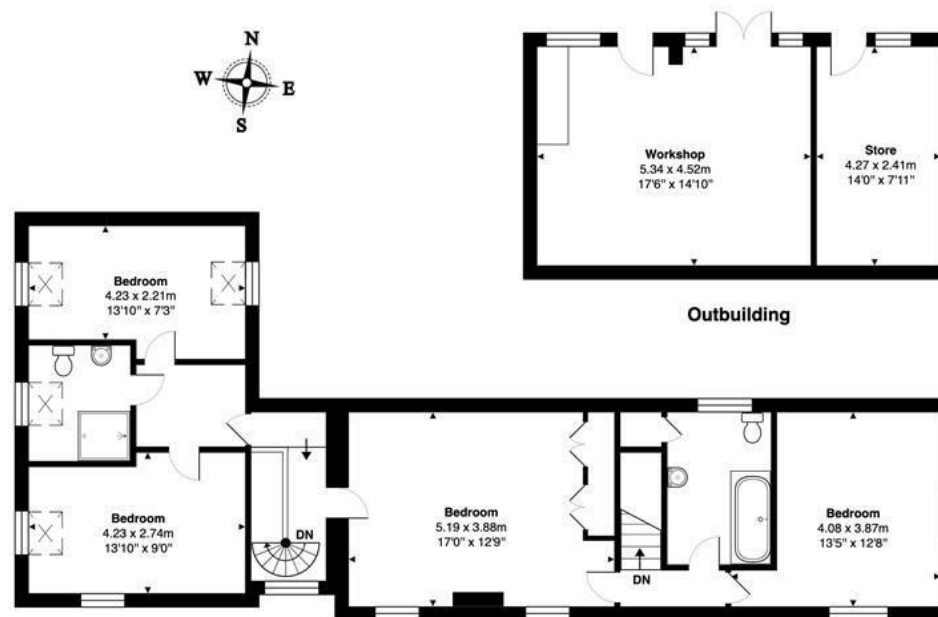
Tucked away down a shared private drive in the heart of the idyllic village of Combe, this charming four bedroom period home has been sensitively redesigned and extended to create a series of light and versatile living spaces of impressive proportions.

Approaching nearly 1800 Sq.Ft and defined by it's beautifully illuminated interconnected rooms, and high-quality masterful finishes, Old Cottage House draws together period charm with modern day luxury and practicality. One inside, an extraordinary sense of natural light is apparent. At the far end, the large contemporary kitchen blends seamlessly into the dining area to form a naturally sociable flow. Glazed bi-folding doors provide a focal point, framing the charming rear garden and artfully merge inside and out. The primary reception area interconnects where a wood burner creates a cosy ambience. There is also a large ground floor study with access to the W.C. for added convenience.

There are four bedrooms on the first floor and access is afforded by two separate staircases. The master bedroom, second double and family bathroom sit within the historic wing which offers an airy serene feel. Two further double bedrooms, both benefiting from tranquil views across paddock land, and additional shower room are located to the left of the plan.

Bound by its Cotswold stone wall and rich in colour and interest all year round, the resplendent south-facing rear garden forms a wonderful backdrop and is an integral part of the overall experience of the property. A stone built workshop sits neatly and could be converted and utilised for a variety of purposes. Off-street driveway parking for multiple cars can be found at the front.



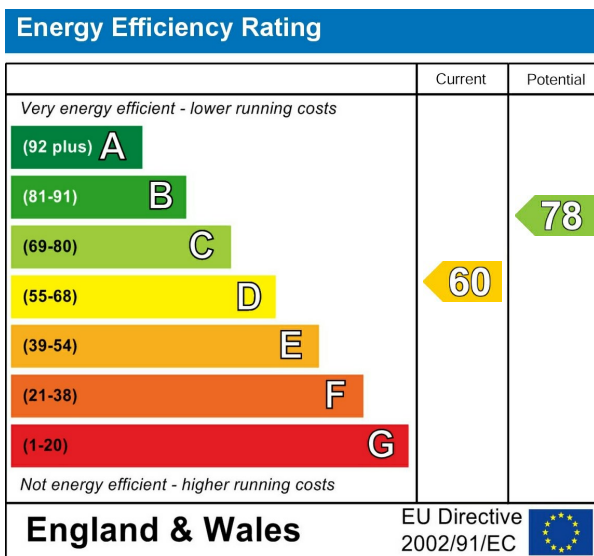


Ground Floor
Approximate Gross Internal Area

Main House 167 m² / 1797 ft²
Outbuilding 35 m² / 376 ft²
Garage 202 m² / 2173 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.





Combe

A quintessentially English village on the edge of the Cotswolds, Combe is unspoilt and brimming with charm, with an active community and local walks through Blenheim Estate. It has a highly regarded primary school and a local pub, while the neighbouring village of Long Hanborough and market town of Woodstock offer a wide range of amenities. Nearby train stations provide links to London and Oxford and the M40 is within easy reach. There is a local bus service to Oxford, Woodstock and Chipping Norton.

Local Authority: WODC
Council Tax Band: F

CONTACT

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