



7, ORCHARD CLOSE, COMBE

FLOWERS   
ESTATE AGENTS









# 7, Orchard Close, Combe, OX29 8NU

Freehold

- Tucked away in the heart of sought-after Combe
- Thoughtfully renovated and reconfigured
- Separate reception room
- Enclosed rear garden with garden office
- Council tax band F
- Three bedroom design-led family home
- Generously proportioned open-plan living
- Utility and ground floor W.C
- Single garage and driveway parking
- EPC Grade D

The subject of a meticulous renovation and reconfiguration by the current owners, this beautiful three-bedroom family home is characterised by its generous open-plan living arrangement and modern, playful interiors.

Thoughtfully designed to create a series of bright and versatile living spaces, the property centres around an impressive open plan kitchen/dining/ family room. The pitched roof creates an amplified sense of airiness, further enhanced by glazed French Doors and windows. A bank of bespoke cabinetry extends along one wall and a central island provides ample storage. The kitchen blends into the dining and primary living area, creating the perfect setting for family life and socialising. The rest of the ground floor has been wonderfully apportioned with an additional reception room at the front of the plan. A neatly configured utility room and a WC complete the ground-floor layout.

The first floor is home to three double bedrooms and the family bathroom. The principal bedroom offers generous built in storage as well as a an ensuite shower room.

Outside, the rear garden is largely laid to lawn with mature borders and raised beds, offering a peaceful and secluded setting for relaxing or entertaining. A separate garden studio offers excellent versatility as a home office or creative studio. A single garage and private driveway create a generous provision of off-street parking. Viewings highly recommended.



## 7 Orchard Close, Combe OX29 8NU

Approximate Gross Internal Area  
Main House = 153.66 sq.m / 1654 sq.ft  
Garage = 20.07 sq.m / 216 sq.ft  
Outbuilding = 11.98 sq.m / 129 sq.ft  
**Total = 185.71 sq.m / 1999 sq.ft**







# CONTACT

## Flowers Estate Agents

London House  
16 Oxford Street  
Woodstock  
OX20 1TS

01993 627766  
woodstock@flowersestateagents.com

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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:**

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.

