



16B, COMBE ROAD,

FLOWERS   
ESTATE AGENTS

















# 16B, Combe Road, OX29 8QD

## Freehold

- One of two high quality new build properties
- Views across open countryside
- Solar panels and electric car charging point
- Well proportioned living accommodation
- Integrated Lamona kitchen appliances
- Three double bedrooms
- Ensuite to master
- Fully enclosed rear garden
- Driveway parking
- EPC Grade A

Constructed in 2024 by highly regarded local developers, this beautifully executed three-bedroom semi detached home sits on the fringe of desirable village of Stonesfield. This property further benefits from having an EPC grade A, reflecting exceptional energy efficiency standards.

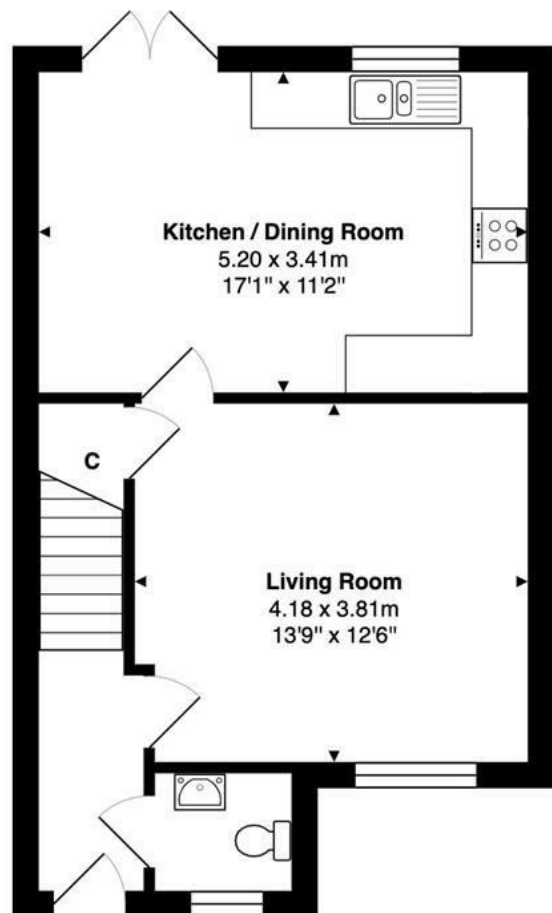
Wrapped in the agrestic backdrop of the Oxfordshire countryside, the property is defined by its modern clean aesthetic and well proportioned, free-flowing living accommodation. Underfloor heating runs underfoot across the entirety of the ground floor where a welcoming reception room gives way to the sociable kitchen/dining room which occupies the rear of the plan. Generous windows and a south-east facing orientation allow for an excellent flow of natural light to illuminate the internal spaces. There is also a handy W.C. for added convenience.

Two double bedrooms and the family bathroom can be found on the first floor with the principle bedroom and ensuite spanning the second floor.

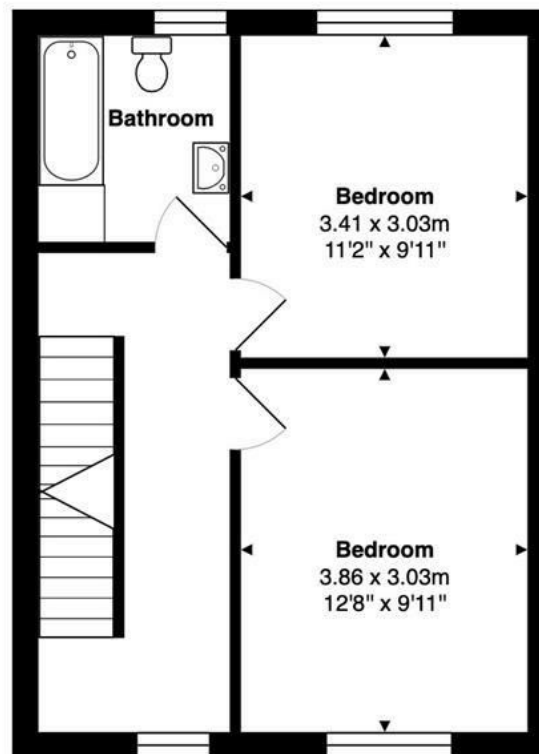
Externally, the easily maintained rear garden offers a patio area and raised lawn. Driveway parking is available for two cars.

Please note: the property is sold unfurnished. These photographs have been digitally altered to represent how the rooms could look.

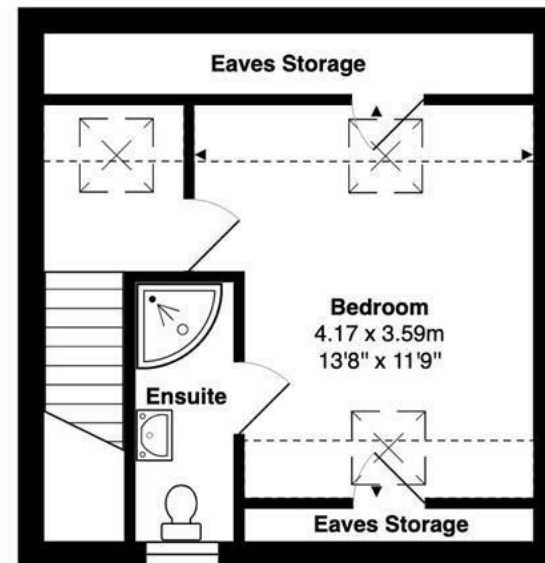




**Ground Floor**



**First Floor**



**Second Floor**

### Approximate Gross Internal Area

108.5 m<sup>2</sup> ... 1168 ft<sup>2</sup>

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](http://www.e8ps.co.uk)







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>93</b>	<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 village 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](http://www.stonesfield.info).

### Services

UTILITIES: Connected to mains services

COUNCIL TAX BAND: tbc

TENURE: Freehold

**Local Authority:** West Oxfordshire

**Council Tax Band:** C

## CONTACT

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