

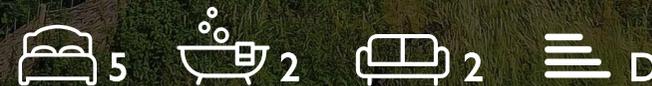
WE VALUE



YOUR HOME



Holcombe Lane, Newington  
Offers Over £1,000,000



Offered with no onward chain, Farthyng Cottage is a beautifully preserved Grade II listed, thatched home dating back to circa 1650, rich in character and period charm while having been thoughtfully updated to suit modern living. Complementing the main house is a versatile, self-contained two-bedroom annexe - ideal for guests, multi-generational living, or offering excellent potential as an additional income stream.

The main house features a vaulted kitchen/dining room with inglenook fireplace and log burner, a study/snug and a spacious lounge with dual aspect and a second inglenook fireplace. A utility room and cloakroom complete the ground floor. Upstairs are three bedrooms and a family bathroom with separate shower.

The annexe provides a fitted kitchen, utility, cloakroom, garage with underfloor heating, a ground floor double bedroom, and an upstairs double bedroom with en-suite and walk-in wardrobe.

Electric gates open onto a driveway lined with flowering cherry trees. The garden includes level lawns, apple and pear trees, and a sheltered dining area with views across open fields.

Located on a no-through road in Newington, the cottage enjoys a peaceful rural position yet is just 9 miles from Oxford, with the M40 within 11 minutes drive providing convenient links to London, the Midlands, and the North.

#### What The Owner Says...

"The house really offers the best of both worlds – a quaint, pretty cottage with an open fire, combined with spacious living and dining areas, tall ceilings, and an open-plan feel. Tucked away at the end of the lane, it's private and enjoys wonderful countryside views."





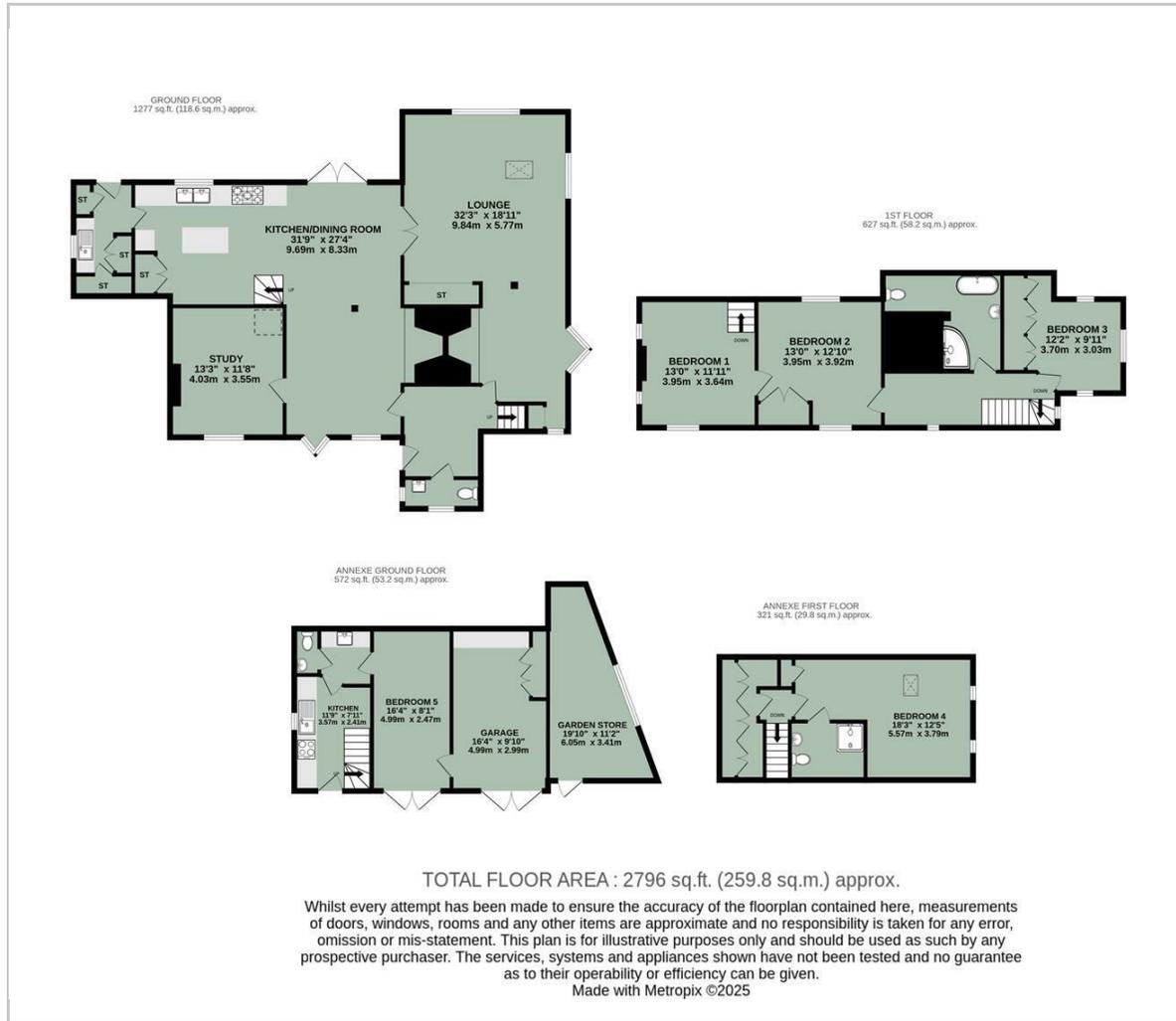
- OFFERED WITH NO ONWARD CHAIN
- CHARMING DETACHED COTTAGE
- RURAL SETTING WITH VIEWS ACROSS PICTURESQUE FIELDS
- DETACHED ANNEXE - (TWO BEDROOMS)
- GARAGE & AMPLE OFF-STREET PARKING TO GATED DRIVEWAY
- OPEN PLAN LIVING & VAULTED CEILINGS
- GRADE II LISTED



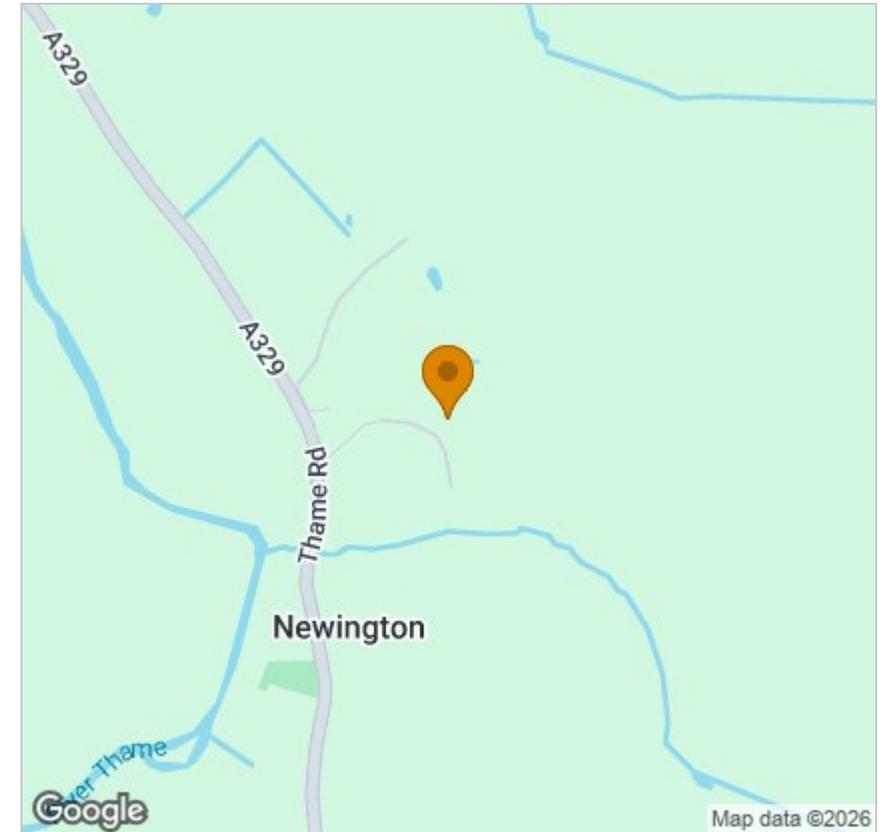
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
92 plus <b>A</b>			92 plus <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		

Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1 if you wish to arrange a viewing appointment for this property or require further information.

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