

41 AKEMAN STREET

COMBE OX29 8NZ

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Enjoying a desirable position on the edge of this delightful village, an attractive and extended family home which is beautifully presented throughout, and would be ideal for multi-generational living with its ground floor layout. The fabulous living space is set across two floors and enjoys an abundance of natural light across both floors. The ornate fireplace housing an inset wood burner offers a lovely focal point for the sitting room, and double doors in the kitchen open to the garden. The potential annexe area comprises a generous, dual aspect room with doors to the garden. This is currently set to an ensuite double bedroom/living area flowing to a kitchenette under a vaulted ceiling with Velux windows.

Externally, the garden is predominantly to the front with a good size lawn area, and gravel area which is ideal for alfresco dining. The driveway provides private parking, and there is a summerhouse to the rear.

GUIDE PRICE

£745,000



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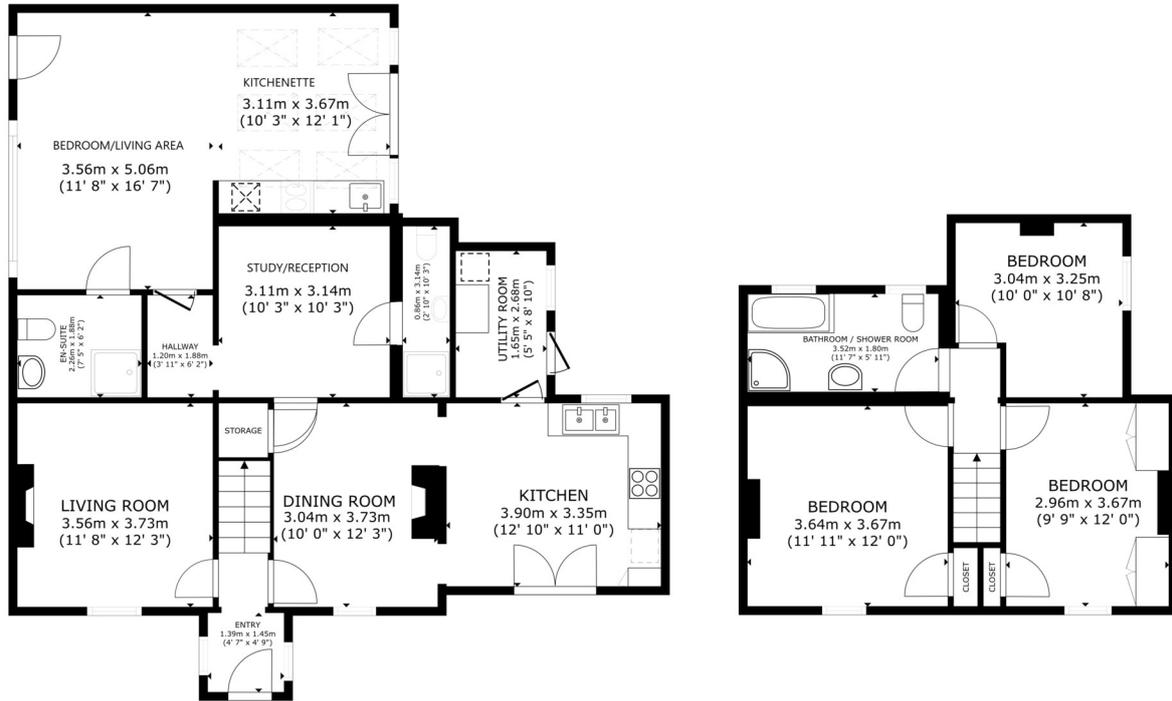
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Enclosed







GROSS INTERNAL AREA
 FLOOR 1 101.0 m² (1,087 sq.ft.) FLOOR 2 46.0 m² (495 sq.ft.)
 TOTAL : 147.0 m² (1,582 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
 Band E - £2,897.16

Parking:
 Off-street parking

Local Authority:
 West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

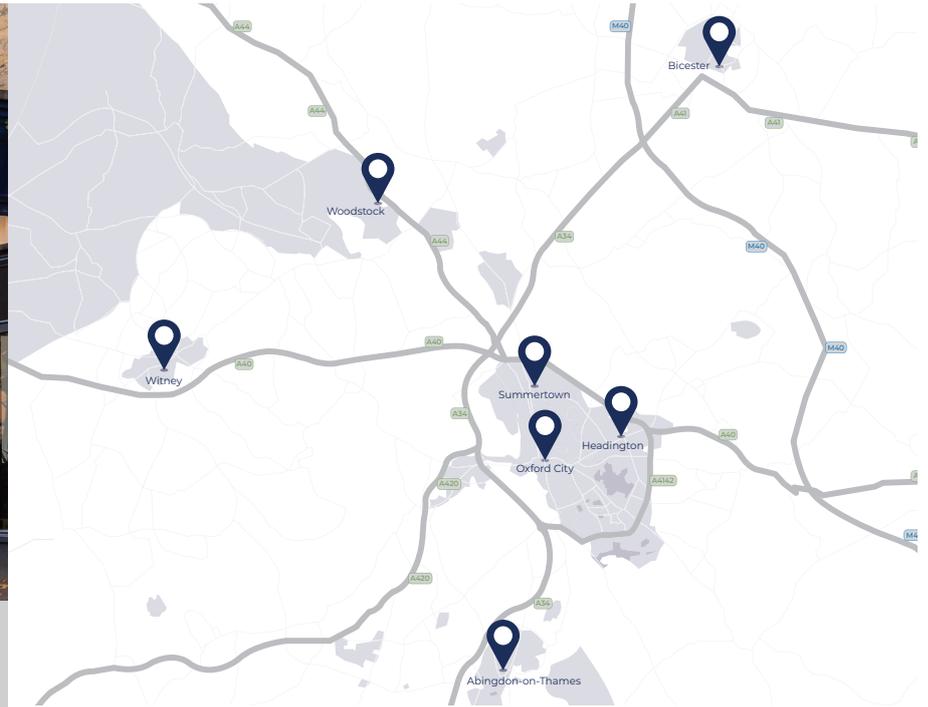
LOCATION COMMENT

Combe is an unspoilt village 10 miles north-west of Oxford standing above the Evenlode Valley. This thriving village community is surrounded by superb countryside with an extensive network of footpaths, bridleways and walking access into Blenheim Park. The neighbouring village of Long Hanborough (1½ miles) has a parade of shops, petrol filling station and doctor's surgery. A wider range of shopping and leisure amenities are available in Woodstock (4 miles) and the local market town of Witney (6 miles). A particular feature of Combe is the highly regarded local primary school. There are rail services available on the Worcester-Oxford-London (Paddington) line in Long Hanborough and at Charlbury (3 miles) along with a halt station on the edge of the village.



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