



SLATTER COTTAGE

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 is being sold with no onward chain. Beautifully presented throughout, this wonderful home 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.

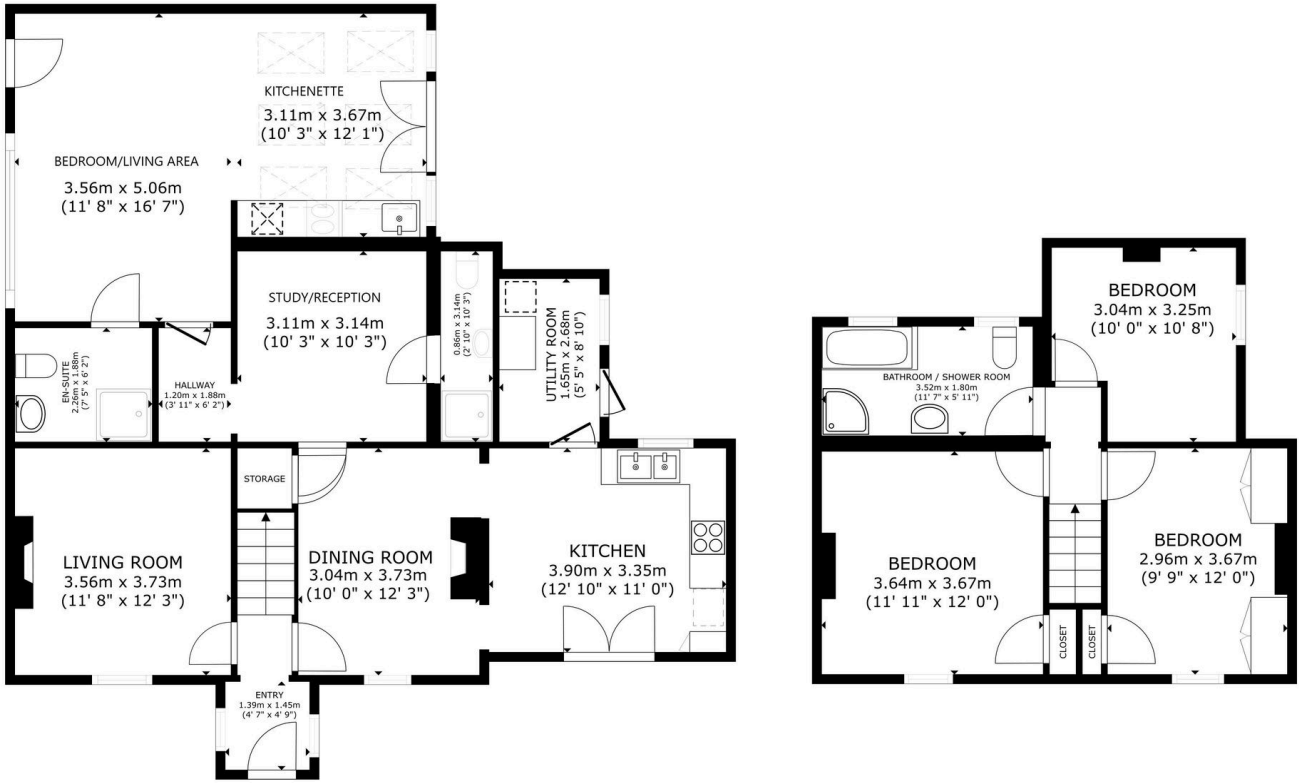
Externally, the garden is predominantly to the front with a good-sized lawn area, and a gravel area which is ideal for alfresco dining. The driveway provides private parking, and there is a summerhouse with electricity connected to the rear. Properties offering an annexe ideal for multi-generational living or possible rental potential are seldom seen for sale, and this desirable home is one not to be missed.

GUIDE PRICE

£725,000





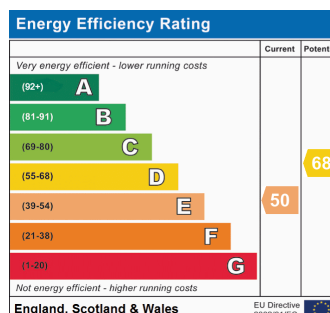


GROSS INTERNAL AREA
 FLOOR 1 101.0 m² (1,087 sq.ft.) FLOOR 2 46.0 m² (495 sq.ft.)
 TOTAL : 147.0 m² (1,582 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Council Tax:
 Band E - £3,2897.16

Parking:
 Off-street parking

Local Authority:
 West Oxfordshire District Council

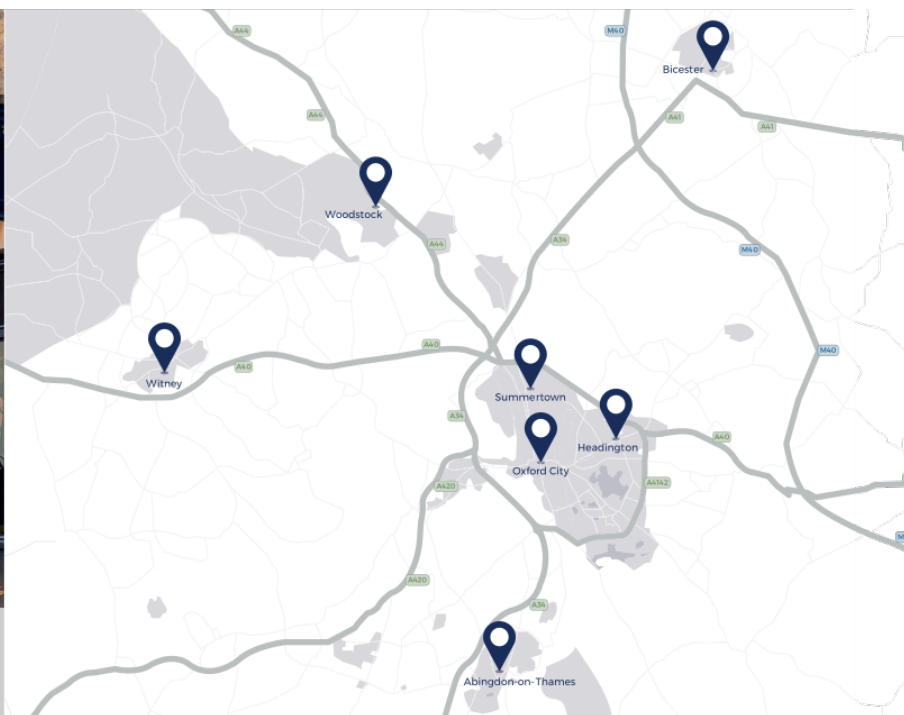


LOCATION

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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