



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. There is planning approval for a fourth first floor bedroom. West Oxfordshire District Council website, reference number 20/00120/HHD.

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

£700,000



4



3



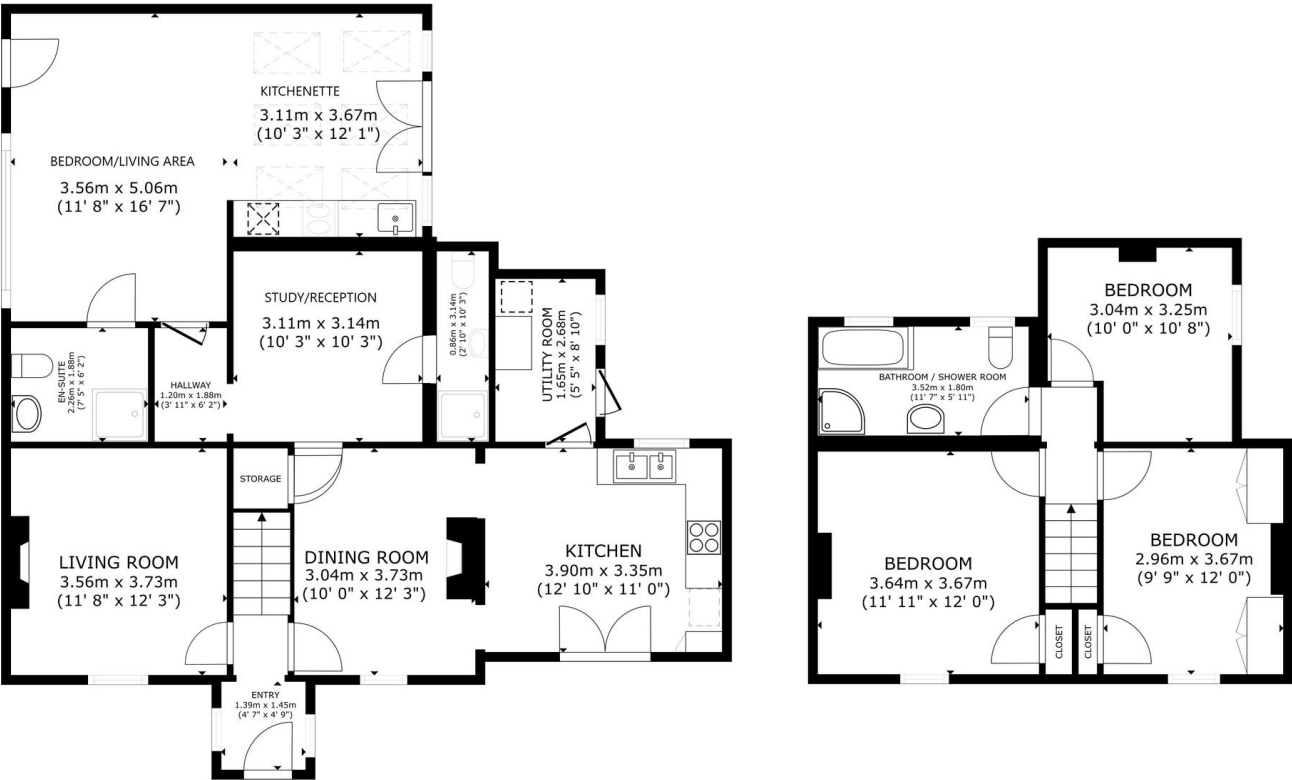
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Good Size





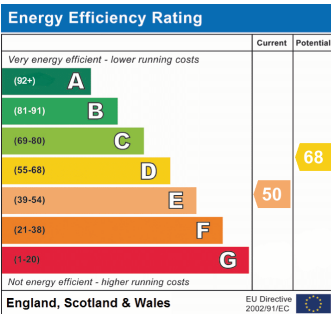


GROSS INTERNAL AREA
FLOOR 1 101.0 m² (1,087 sq.ft.) FLOOR 2 46.0 m² (495 sq.ft.)
TOTAL : 147.0 m² (1,582 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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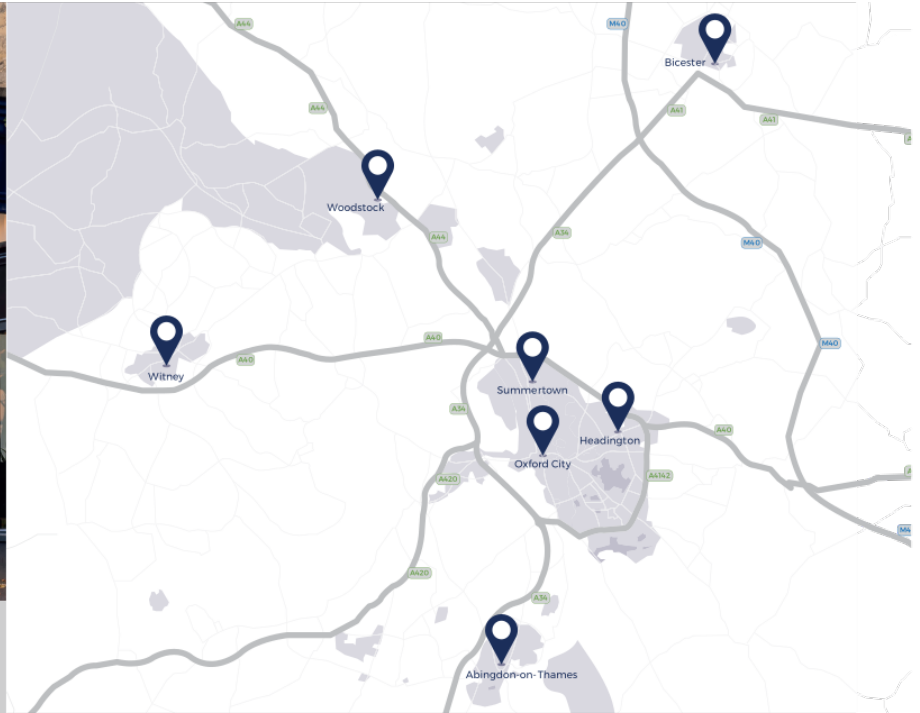
Witney Sales

10 Market Square
Witney
Oxfordshire
OX28 6BB

t: 01993 776 775
e: witney@breckon.co.uk



FROM LEFT: Alex Chappell,
Sarah Thomas, Julia Briggs,
Rose McDermott and John Bouwer



Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre

t: 01865 244 735 (sales)
t: 01865 20 1111 (letting)
e: post@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 242 423 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



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