

PROPERTY AGENTS

JPKnight



Holcombe Lane, Newington OX10 7AJ



Holcombe Lane, Newington

In an idyllic rural setting with delightful views across open countryside a superb family home that has 4 bedrooms and 2 bathrooms, the living space comprises a 20' sitting room, stylish 21' kitchen-breakfast room, family room and large utility room. Set in a no through lane just south of Stadhampton it is well placed for M40 access. The property features a secluded 75' garden that abuts farmland and has a gravel drive and lawn to the front.

The property has gas central heating to radiators and is double glazed.

Tenure - Freehold

Accommodation

Entrance Hall: Window to front, limestone floor, radiator, stairs to landing.

Sitting Room: 20'4 x 14' A lovely double aspect room with a brick fireplace with wood mantel and stone hearth: French doors to the garden and radiator.

Kitchen/Breakfast Room: 20'11 x 17'8 Fitted with a Neptune kitchen there are a range of storage units with granite worktops incorporating breakfast bar, Belfast sink and Rangemaster cooker with extractor hood. Windows to front and rear, space for dishwasher and fridge/freezer: limestone floor, down lighters, two radiators.

Family Room: 12'8 x 10'10 French doors door to garden, side window, Handol log burner, limestone floor, down lighters.

Inner Lobby: Radiator, limestone floor.

Cloakroom: White two piece suite, panelled dado, limestone floor, window, down lighters, radiator.





Utility Room: 12'10 x 10'6 Window and door to front, and a corridor with to rear, limestone floor, range of storage units, worktops, space for washing machine, tumble drier and freezer: gas boiler, radiator.

Stairs to Landing: Airing cupboard.

Bedroom 1: 19'1 x 14' Windows to front and rear, two radiators, down lighters.

Dressing Room: 5'11 x 5'10 Built in wardrobes, down lighters.

En Suite Shower Room: White 3-piece suite including a tiled shower cubicle, limestone floor, panelled dado, window, radiator, down lighters.

Bedroom 2: 11' x 9'11 Window to rear, radiator, wardrobe and cupboard.

Bedroom 3: 12' x 10' Window to front, radiator: cupboard.

Bedroom 4: 9'1 x 8'2 Window to front, radiator.

Box Room: 8' x 5'5 Window to rear, radiator, door to steps to loft room.

Loft Room: 18'6 x 8'1 Down lighters, eaves cupboard and a 7' ceiling height.

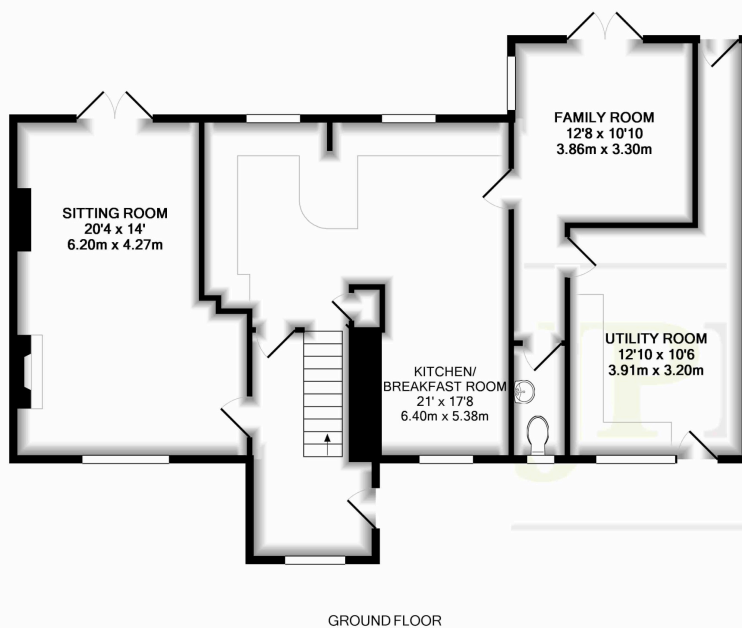
Bathroom: 9'10 x 7'8 Beautifully fitted with a white 4-piece suite incl. freestanding roll top bath and shower cubicle, panelled dado, limestone floor, down lighters, radiator.

Outside

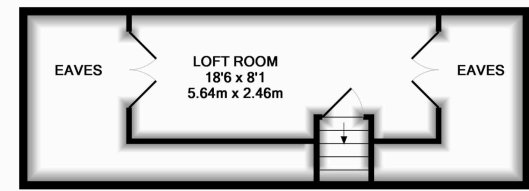
To the Front: There is a gravel drive with an adjacent lawn with flower and shrub border beds and side fencing. A covered porch leads to the front door.

Rear Garden: A lovely feature it extends 75' in length and has a full width terrace with retaining stone wall and steps to the main garden with pergola over. Predominantly laid to lawn the garden is interspersed with shrubs and plant borders and features a side wall and ranch style fencing with a lovely outlook across farmland.

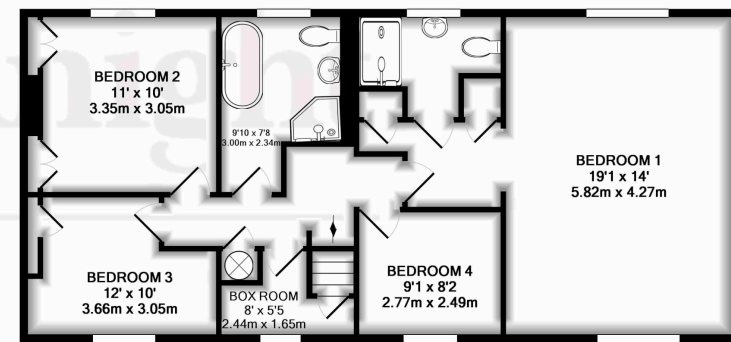




GROUND FLOOR



2ND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 2034 SQ.FT. (189.0 SQ.M.)

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions
Turn right from our offices into St Martin's Street, proceed through the traffic lights by Waitrose into Castle Street. After 2 miles cross Shillingford Bridge and proceed over the next roundabout (at the A4074) onto the A329 (New Road). Follow this road for 3.2 miles, through Warborough village, turn right into Holcombe Lane, the property is along on the left.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			81
		52	

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

