



**Holcombe Lane**  
Newington

**Carter Jonas**

## **GARDEN COTTAGE HOLCOMBE LANE NEWINGTON OX10 7AJ**

4 bedrooms & 3 refitted bathrooms  
Open plan kitchen/breakfast/family room  
3 further reception rooms  
Contemporary interior design throughout

### **DESCRIPTION**

Built in 2004, Garden Cottage is tucked down a country lane and is approached via an electric gate to a gravel drive with ample parking. The covered porch opens to a welcoming hall which flows through to the dining room. The delightful kitchen/breakfast/family room with French doors to the garden has been recently refitted and is of a contemporary design with a range of charcoal handleless units with many built in appliances and a large central island unit with hob and downdraft extractor. The triple aspect sitting room has oak floor, plantation shutters, open fireplace with fitted wood burner and French doors opening to the west facing terrace, making the most of the afternoon and evening light. The playroom, study and utility room are directly off the kitchen and there is a useful fully glazed lobby.

Stairs rise to a galleried landing where the principal bedroom is open to the eaves with a stylishly refitted ensuite bathroom. There are three further bedrooms, one with an ensuite, and a family bathroom (both have just been refitted with contemporary fixtures). All bedrooms have fitted wardrobes. The property is double glazed throughout with cottage style wooden windows and wooden shutters to some bedrooms.

### **OUTSIDE**

The gardens have been landscaped with an expanse of lawn, a stone terrace and direct views over the fields to the rear. The west aspect has a rose covered pergola and presents an ideal space for gatherings. There is also a wood store and bike shed. The front garden is mostly laid to lawn bordered by an evergreen hedge.

## **A BEAUTIFULLY PRESENTED AND STYLISHLY FINISHED 4 BEDROOM DETACHED COTTAGE WITH VIEWS OVER OPEN FIELDS**



Garden Cottage enjoys views over open countryside and the neighbouring farm. The village is ideally situated for access to Thame, Wallingford and Abingdon for everyday shopping requirements, with Oxford about 10 miles away. The Crazy Bear farm shop and restaurant is a mile away. A wide choice of state and private schools are available in the area, with a Montessori nursery in the village.

## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** OX10 7AJ

Tenure: Freehold  
Local authority: South Oxfordshire District Council  
All mains services are connected  
Gigaclear Broadband  
EPC rating: C  
Council Tax Band: G  
Mobile coverage can be checked at [Ofcom.checker.org](http://Ofcom.checker.org)



**Approximate Gross Internal Area 2157 sq ft - 200 sq m**  
 Ground Floor Area 1198 sq ft - 111 sq m  
 First Floor Area 959 sq ft - 89 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Carter Jonas**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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