



Carter Jonas

PARK ROAD, COMBE, OX29

£6,000 per month*

Carter Jonas

ALMA GROVE, PARK ROAD, COMBE, WITNEY, OXFORDSHIRE, OX29

- 5 Bedrooms
- Refurbished Farmhouse
- Approx. 12 miles from Soho Farmhouse
- Outbuildings
- Beautiful Gardens
- Extra land/paddocks available by separate negotiation
- Desirable village location

LOCATION

THE PROPERTY

Comprising: Entrance Porch, Kitchen with integrated appliances and stone floor, Dining Room with exposed beams, Sitting Room, Large Hall/Snug, Home office, Bedroom 5 or Playroom, Basement with two separate rooms, First Floor: Principal bedroom with dressing room and en suite bathroom, 3 further bedrooms and Family bathroom.

Beautiful gardens with open lawn and more formal walled garden, large outbuildings and up to 7 acres of additional land/paddocks available by separate negotiation.

Set amidst the glorious Oxfordshire countryside approximately 10.5 kilometres northeast of Witney, Combe is an archetypal Cotswold village, with its charming stone buildings and thatched cottages clustered round a welcoming pub on the village green. The heart of the community is the excellent Church of England primary school, but there is also an active cricket club, junior sports teams and WI.

The amenities of Woodstock (7.5km) and Witney are readily accessible, with bus services to Oxford, Woodstock and Chipping Norton passing directly along Stonesfield Road. There are regular rail connections to London Paddington (65 mins) from Long

Beautifully refurbished farmhouse with large gardens and outbuildings positioned in the village of Combe approximately 12 miles from Soho Farmhouse.



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Hanborough station (4.75 km).

Available immediately for a minimum initial tenancy of 12 months and then long term. Unfurnished.

EPC: Awaiting

Council tax Band: G

Holding deposit: £1615

ADDITIONAL INFORMATION

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|-----------------|---|
| Offers | Available for a minimum term of 12 months longer terms will be considered |
| Viewing | Strictly by appointment |
| Local Authority | West Oxfordshire District Council - Council Tax Band G |
| Directions | |





IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.

*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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