

COOMBE COTTAGE

EYNHAM ROAD
SUTTON OX29 5RZ

Coombe Cottage, Eynsham Road

Sutton OX29 5RZ

Coombe Cottage is a substantial, modern home that enjoys a delightful rural setting with open countryside all around. This generous detached family property was built in 2013 and offers approximately 2,023 sq ft of versatile living space. Especially notable is the stunning 'life-style' kitchen which is fitted with a comprehensive range of units with integrated appliances and this flows to the family dining area which has opening doors to take full advantage of the garden setting and is a great social entertaining space. The large sitting room is filled with natural light from opening doors overlooking the garden and has a feature, display fireplace with alcove either side. A light and airy entrance, cloakroom, study and utility space complete the extensive ground floor picture. The first floor offers two ensuite bedrooms and a third double bedroom well served by the contemporary house bathroom. A fourth ensuite bedroom is to the second floor.

The pretty front garden is enclosed by stone walling and the driveway provides parking for several vehicles. The garden is fully enclosed and affords a high degree of privacy with lawn and patio area ideal for alfresco dining.



0.13 Acre

Guide Price: £750,000







Council Tax:
Band F - £2,844.99

Parking
Ample driveway
parking

Local Authority
West Oxfordshire
District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B	81	81
(69-80)	C		
(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	

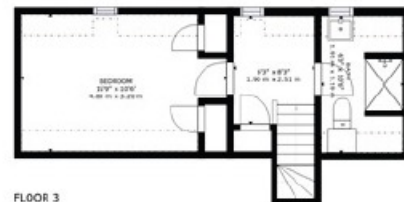
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“Agent's comment”

The truly delightful location with its beautiful countryside views and nearby walks really do set the scene for this wonderful family home.

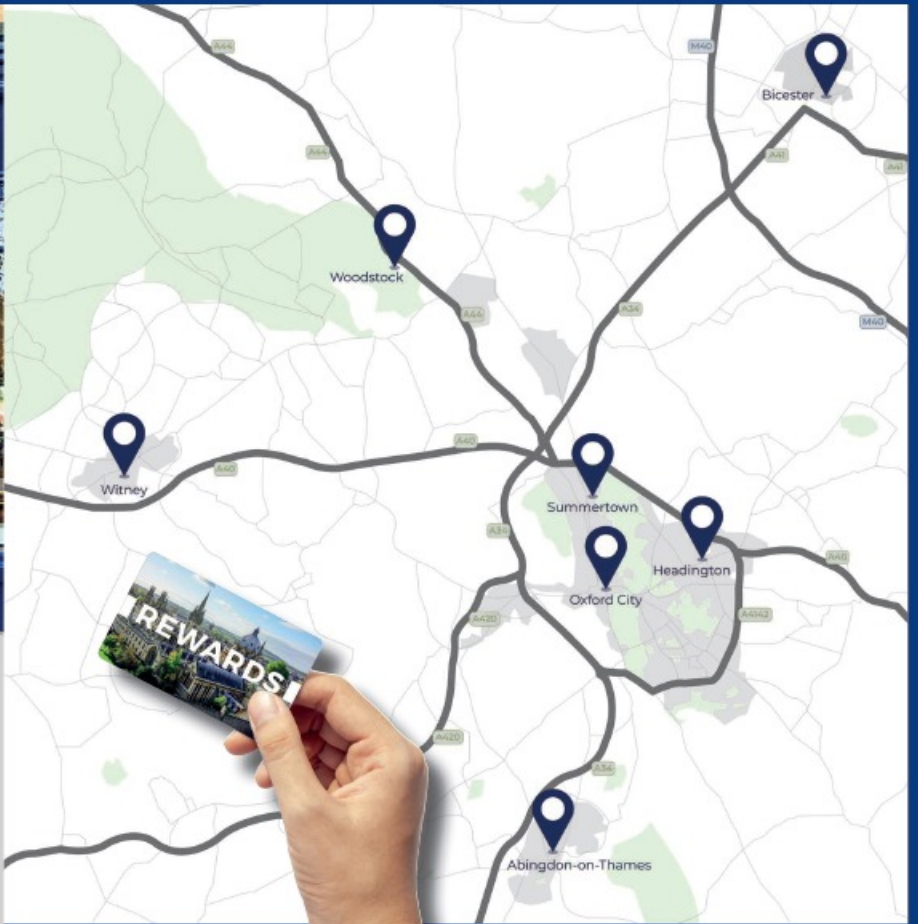
Coombe Cottage is an attractive family home that offers superb living space filled with natural light alongside a generous plot and driveway parking.

Properties of this nature are seldom seen for sale in Sutton and an appointment to view is highly recommended to fully appreciate all it has to offer.



GROSS INTERNAL AREA
 FLOOR 1: 927 sq. ft, 86 m²; FLOOR 2: 845 sq. ft, 78 m²
 FLOOR 3: 251 sq. ft, 23 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 77 sq. ft, 7 m²
 TOTAL: 2023 sq. ft, 188 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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