



Priors Lane, Hinton Waldrist
Oxfordshire, Offers in Excess of £325,000

Waymark

Priors Lane, Hinton Waldrist SN7 8RX

Oxfordshire

Freehold

No Onward Chain | Requires Refurbishment Throughout | Semi Detached Property | Three Bedrooms | Two Reception Rooms | Including Open Plan Kitchen Diner | Utility & Downstairs W/C | Spacious Front & Rear Gardens | Driveway Parking | Small Garage/Store | Popular Village Location | Views To Front & Rear Over Countryside

Description

A fantastic opportunity to purchase this three bedroom semi-detached property which is located in the heart of the popular village of Hinton Waldrist in Oxfordshire. The property does require refurbishment throughout, but boasts attractive views to the front and rear of the property over countryside, as well a spacious front and rear gardens. The property also benefits from three light and airy bedrooms, two reception rooms, driveway parking as well as a garage/store.

The property is offered to the market chain free and the accommodation comprises; Entrance hall, utility, downstairs w/c, rear porch, sitting room, open plan kitchen/diner, landing, family bathroom and three light and spacious bedrooms.

Outside there is a driveway which leads up to a small garage/store which is in need of repair. There are good size front and rear gardens that are private and mainly laid to lawn along with trees and shrubs. The gardens in parts is overgrown.

The property is freehold and is connected to mains electricity, water and drainage. there is an air source heat pump which runs the central heating, and upvc double glazing throughout. This property must be viewed to be fully appreciated.

Location

The picturesque village of Hinton Waldrist, located c.12 miles south west of Oxford and c.11 miles from both Witney and Abingdon, sits about 1 mile above The River Thames and has beautiful views over The Ridgeway. Hinton Waldrist has a mix of both period and newer style properties within the village. Market gardening, cattle and sheep farming have a prominence here, and a small shop selling locally grown produce attracts visitors from far and wide. The village also boasts The Village Hall, Allotments, The Manor, The Grange and the beautiful 13th century church of St Margaret of Antioch. The renowned Blue Boar Public House can be found in the next village of Longworth, a short walk across the path between the two villages. Local independent schools include St Hughes, Cokethorpe School, Abingdon School and Our Lady's Abingdon School. There is a bus service through the village taking you to Oxford City Centre.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



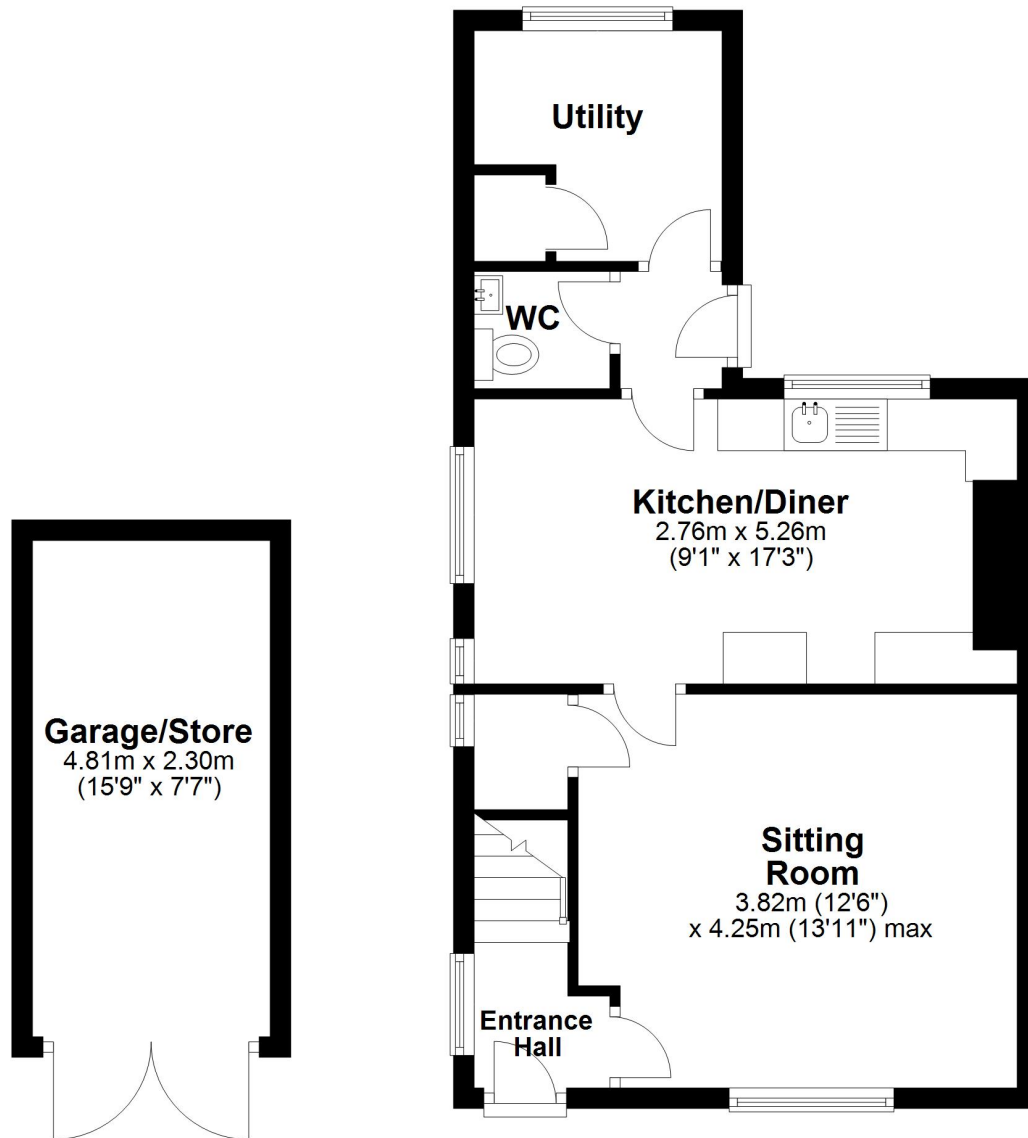
Waymark
Faringdon Office

T: 01367 820070

E: faringdon@waymarkproperty.co.uk

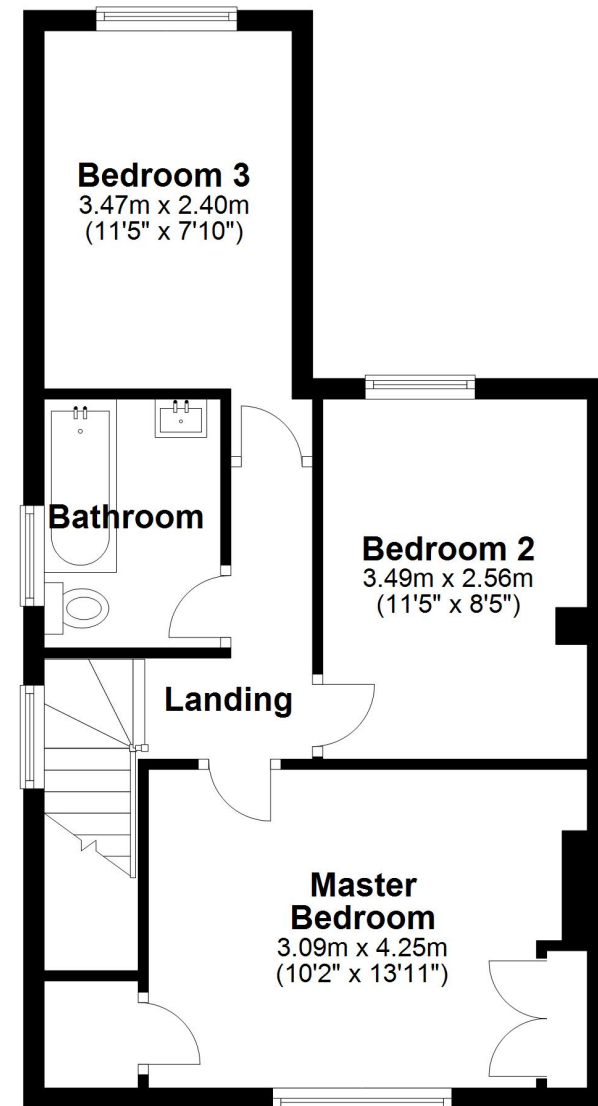
Ground Floor

Approx. 54.7 sq. metres (589.3 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.1 sq. feet)



Total area: approx. 98.4 sq. metres (1059.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

