



The Row, Hinton Waldrist
Oxfordshire, Guide Price £425,000

Waymark

The Row, Hinton Waldrist SN7 8RS

Oxfordshire

Freehold

Character Cottage | Three Bedrooms | Two Modern Bathrooms | Open Plan Kitchen/Dining/Sitting Room | Wood Burning Stove | Driveway Parking | Private Rear Garden | Popular And Sought After Village Location

Description

A fantastic opportunity to purchase this beautiful and extended three bedroom character cottage which is located in the heart of the popular and sought after village of Hinton Waldrist in Oxfordshire. The property has been refurbished to a high specification throughout by the current owner, and the property benefits from open plan living, as well as three bedrooms, two modern bathrooms, driveway parking to the rear, and a private rear garden.

The properties accommodation comprises; Open plan living on the ground floor, including sitting room with wood burner, fitted kitchen, and a dining area with sky light and doors out to the garden, ground floor shower room, landing, family bathroom and three bedrooms.

Outside there is driveway parking to the rear of the property. The rear garden is private and benefits from a paved patio area, storage shed and well stocked flower beds and borders. The property backs onto open countryside which provides an attractive view.

The property is freehold and is connected to mains electricity, water and drainage. There is oil fired central heating and double glazed windows. 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



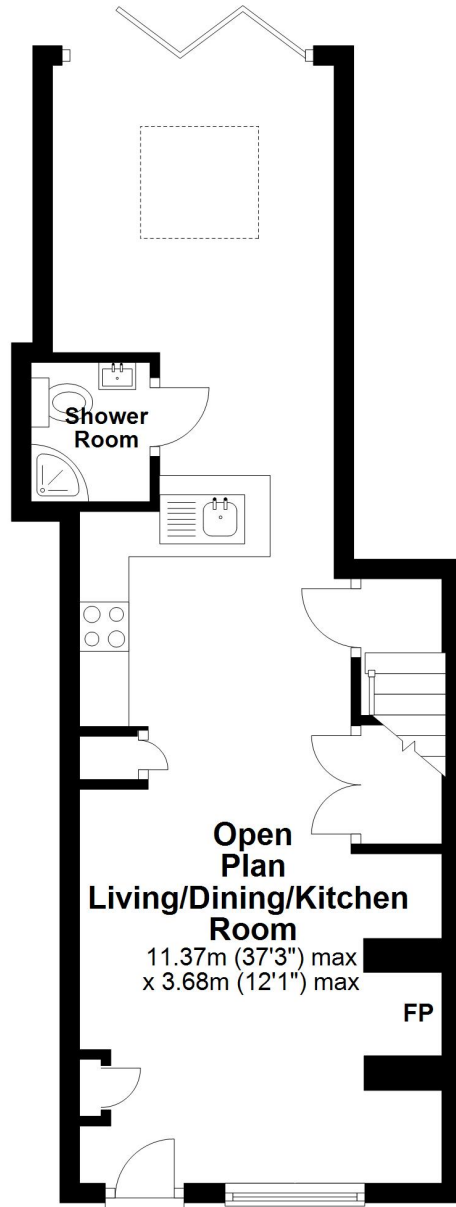
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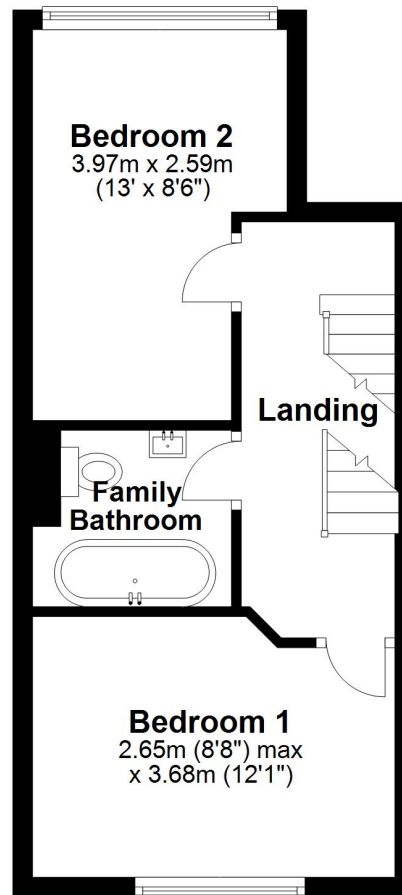
Ground Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



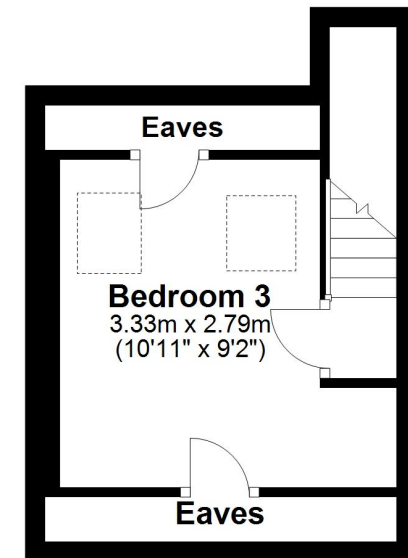
First Floor

Approx. 29.6 sq. metres (318.3 sq. feet)



Second Floor

Approx. 16.4 sq. metres (176.3 sq. feet)



Total area: approx. 83.6 sq. metres (899.6 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.

