



Barrington Road, Watchfield  
Oxfordshire, Offers in Excess of £250,000

Waymark

# Barrington Road, Watchfield SN6 8TN

Oxfordshire

Freehold

**Semi-Detached Property | Two Double Bedrooms | Two Reception Rooms | Including Kitchen/Diner & Sitting Room | Spacious And Private Rear Garden | Driveway Parking For 2/3 Vehicles | Quiet End Of Cul-De-Sac Position | Popular And Established Village Location**

## Description

A fantastic opportunity to purchase this two double bedroom semi-detached property which is located at the end of a quiet cul-de-sac within an established location within the popular village of Watchfield. The property is walking distance to local amenities including local shop, public house and well regarded primary school, as well as benefiting from great commuter access onto the A420. The property also benefits from two double bedrooms, two reception rooms, driveway parking and spacious and private rear garden.

The property is being sold with no onward chain and the accommodation comprises; Sitting room, kitchen/diner with access to garden, landing, family bathroom and two good size double bedrooms.

Outside there is driveway parking to the side which provides off-street parking for at least 2-3 vehicles. The rear garden is spacious, private and not overlooked. The rear garden does require some work and landscaping but is a fantastic size.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating and double glazed windows throughout. This property must be viewed to be appreciated.

## Location

Watchfield is a charming village with a church, village hall, public house and primary school. There are a small range of shops to the north of the village and a larger selection within the adjoining village of Shrivensham. On the western edge is The Defence Academy of the United Kingdom, providing post-graduate level education for UK and overseas military personnel.

The nearby market town of Faringdon provides a further range of amenities including primary and secondary schools, Waitrose, Aldi and Tesco supermarkets, a leisure centre and numerous other facilities. The area is served well for private education with St Hugh's and Pinewood Prep schools both within 10 miles. A regular No.S6 bus service runs between Oxford and Swindon calling through Watchfield.

Watchfield is just south of the A420 which leads directly to Swindon (5 miles) to the west and Oxford (15 miles) to the east, where main road and rail links can be found.

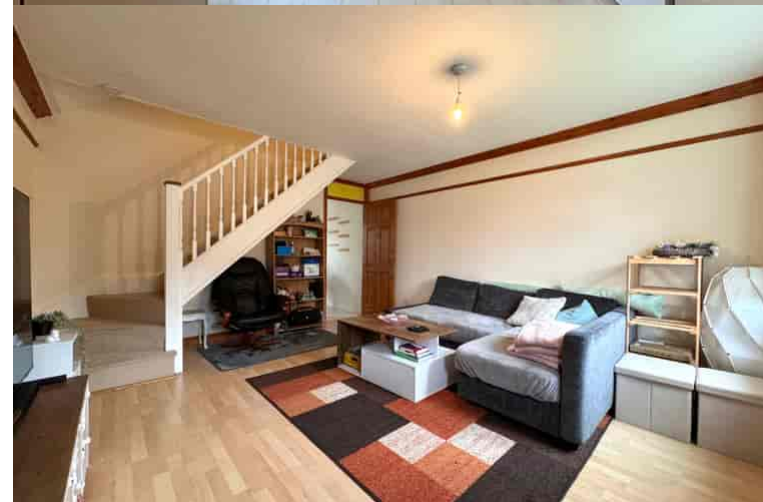
## Viewing Information

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+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

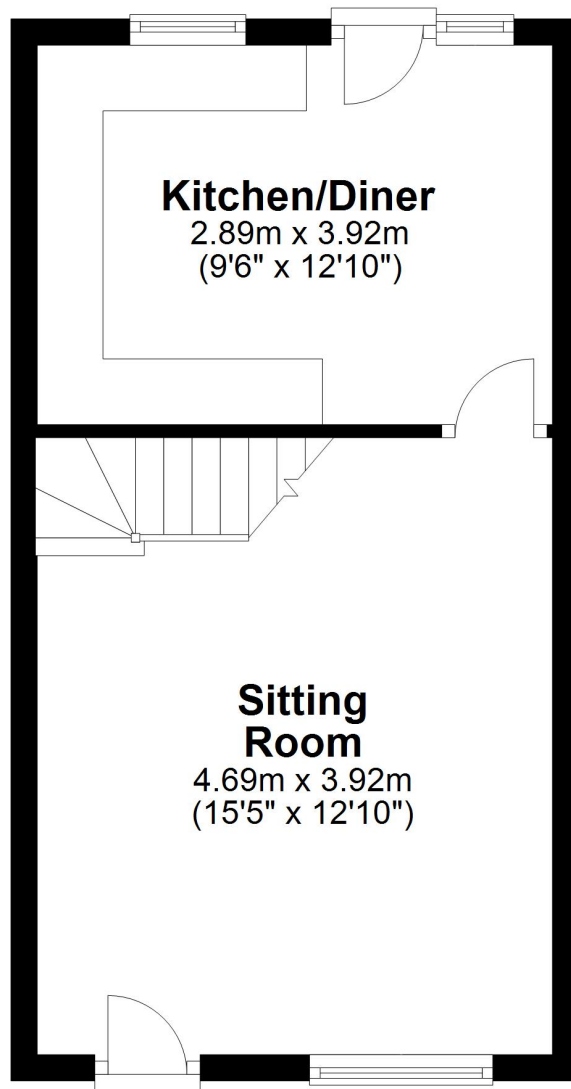


**Waymark**  
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## Ground Floor

Approx. 30.1 sq. metres (323.8 sq. feet)

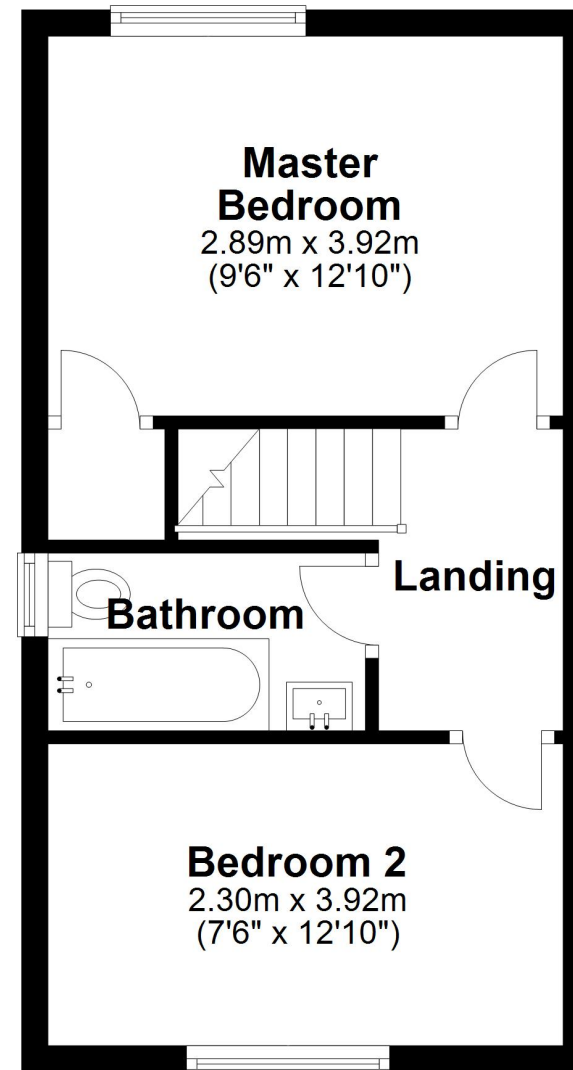


**Kitchen/Diner**  
2.89m x 3.92m  
(9'6" x 12'10")

**Sitting Room**  
4.69m x 3.92m  
(15'5" x 12'10")

## First Floor

Approx. 30.1 sq. metres (323.8 sq. feet)



**Master Bedroom**  
2.89m x 3.92m  
(9'6" x 12'10")

**Bathroom** **Landing**

**Bedroom 2**  
2.30m x 3.92m  
(7'6" x 12'10")

**Total area: approx. 60.2 sq. metres (647.5 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.

