



26 High Street, Ardington, Wantage OX12 8PS  
Oxfordshire, Guide Price £300,000

Waymark

# High Street, Wantage OX12 8PS

Oxfordshire

Freehold

**Sought after village location | Enclosed rear garden | Quiet and private location | Wood burning stove | Charm and character | End of chain**

## Description

A charming 2 bedroom cottage, tucked away in a quiet off street location, with private enclosed rear garden and front garden set within the sought after village of Ardington.

The main cottage is approached along a path, hidden away from the main High Street. The front door leads into an entrance lobby and beyond is the kitchen which is fitted with a range of modern units and a breakfast bar under a granite worktop. Appliances include a double oven, electric hob and an integrated dishwasher. The kitchen leads into the sitting room which has a wood burning stove and then beyond is an attractive conservatory with doors out to the rear garden. Completing the ground floor is a shower room. Stairs from the kitchen lead up to the first floor where there are two bedrooms.

To the rear of the property is an enclosed and private west facing garden which has been attractively paved.

To the front of the property and set within its own private paved garden is a single-storey outbuilding providing, additional reception rooms and kitchen, which offers a purchaser a great space for hobbies.

The property is heated via a gas boiler and is on mains electricity and drainage. Water is supplied by Lockinge Estate Trust.

## Location

Ardington is a most sought after village, conveniently located just 2.7 miles east of the market town of Wantage and 7 miles west of the larger town of Didcot, which has a high speed rail link into London. The village has retained many features of a traditional agricultural estate village and still forms part of the Lockinge Estate. Amenities include an award winning Public House, a locally run shop and cafe, church, day nursery, gymnasium and the Ardington School of Crafts. There are extensive walks in and around the village and over the neighbouring open countryside. Further facilities and schools, together with a twice weekly market can be found in Wantage.

## Viewing Information

Viewings 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	55	
(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			



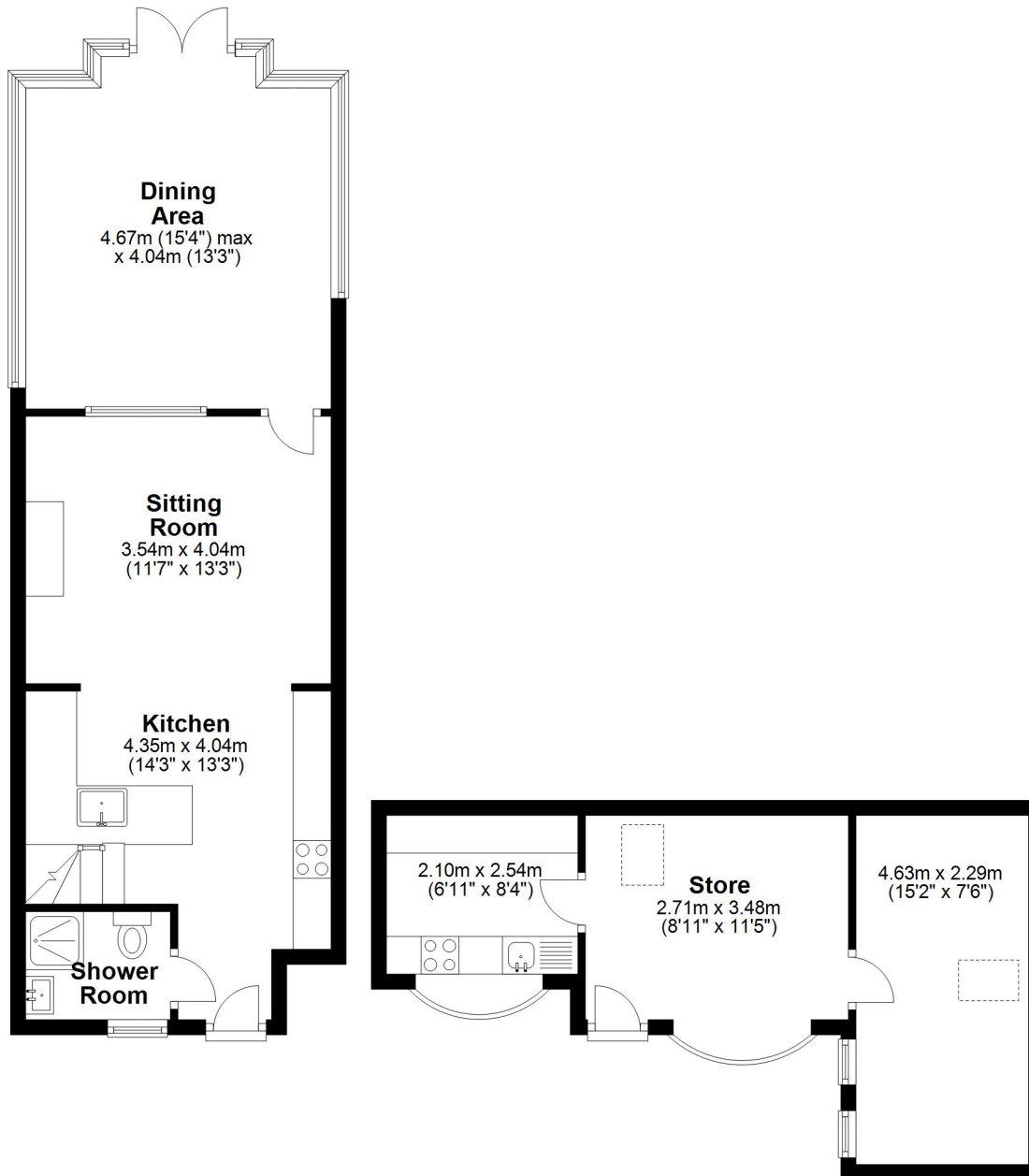
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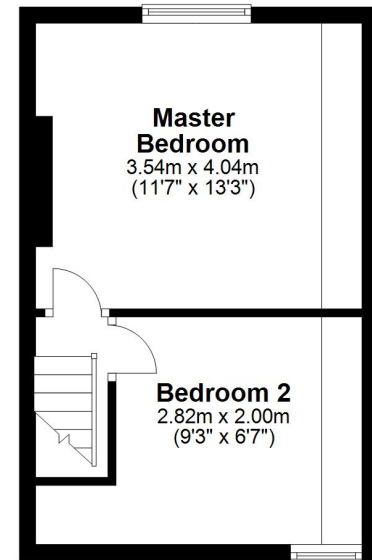
## Ground Floor

Approx. 76.4 sq. metres (822.1 sq. feet)



## First Floor

Approx. 26.1 sq. metres (281.3 sq. feet)



Total area: approx. 102.5 sq. metres (1103.4 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.

