



Eagle Lane, Watchfield
Oxfordshire, Guide Price £725,000

Waymark

Eagle Lane, Watchfield SN6 8TF

Oxfordshire

Freehold

Substantial Detached Family Home | High Specification Finish Throughout | Immaculate Condition With Flexible Accommodation Throughout | Four/Five Spacious Bedrooms | Three/Four Reception Rooms | Three Modern Bathrooms Including Two En-Suite Shower Rooms | Attractive And Spacious Gardens With Views Over Neighboring Paddock | Gated Driveway Providing Plenty Of Parking | Private Plot Circa 0.6 Of An Acre | Sought After & Popular Village Location

Description

A fantastic opportunity to purchase this substantial and impressive four/five bedroom detached family home. The property is located at the end of a quiet no-through road in the heart of the popular village of Watchfield. The property is accessed via a gated driveway and sits centrally on its circa 0.6 acre plot with beautiful gardens surrounding. The property also benefits from attractive views over neighbouring paddock as well as three/four reception rooms, four/five bedrooms, three bathrooms, garage and plenty of driveway parking.

The property has been refurbished to exacting standards throughout and is presented immaculately. The accommodation comprises; Entrance porch, entrance hall, downstairs w/c, utility/boot room, beautiful open plan kitchen/diner with access to garden, family room, spacious dual aspect sitting room, large office, landing, well appointed family bathroom with both walk-in shower and bath, four/five spacious and light bedrooms, two with modern en-suite shower rooms.

Outside there is a gated driveway which provides plenty of parking and leads to the single garage. The gardens are private, quite and surround the property. The garden is mostly laid to lawn along with a paved patio area and mature specimen trees and shrubs. There is also a small brook which runs near the perimeter of the plot as well as a workshop, summer house and large storage shed.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating as well as upvc double glazing throughout. This property must be viewed to be fully 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 Shrivenham. 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.

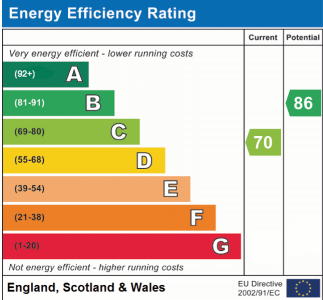
Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: G

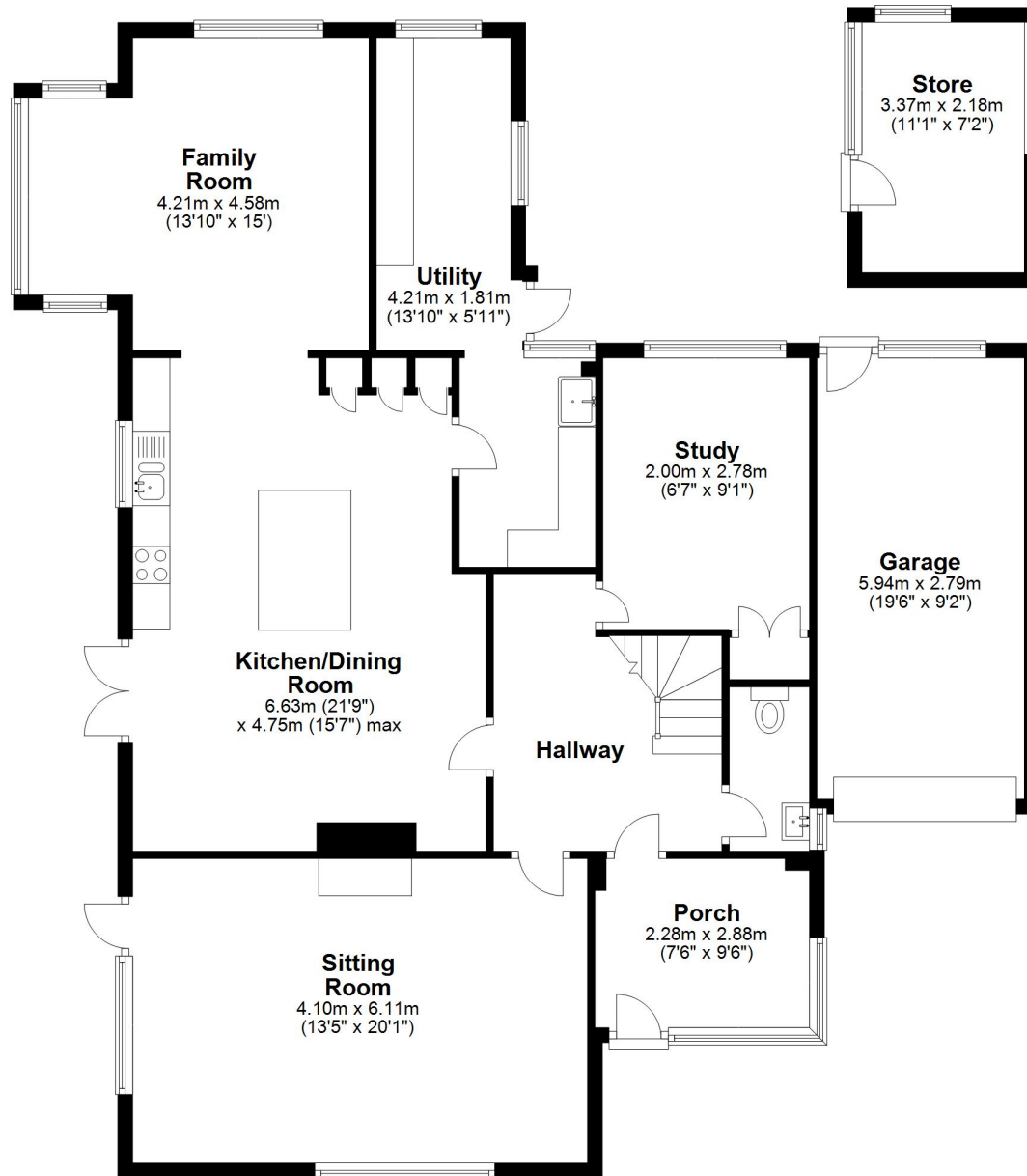


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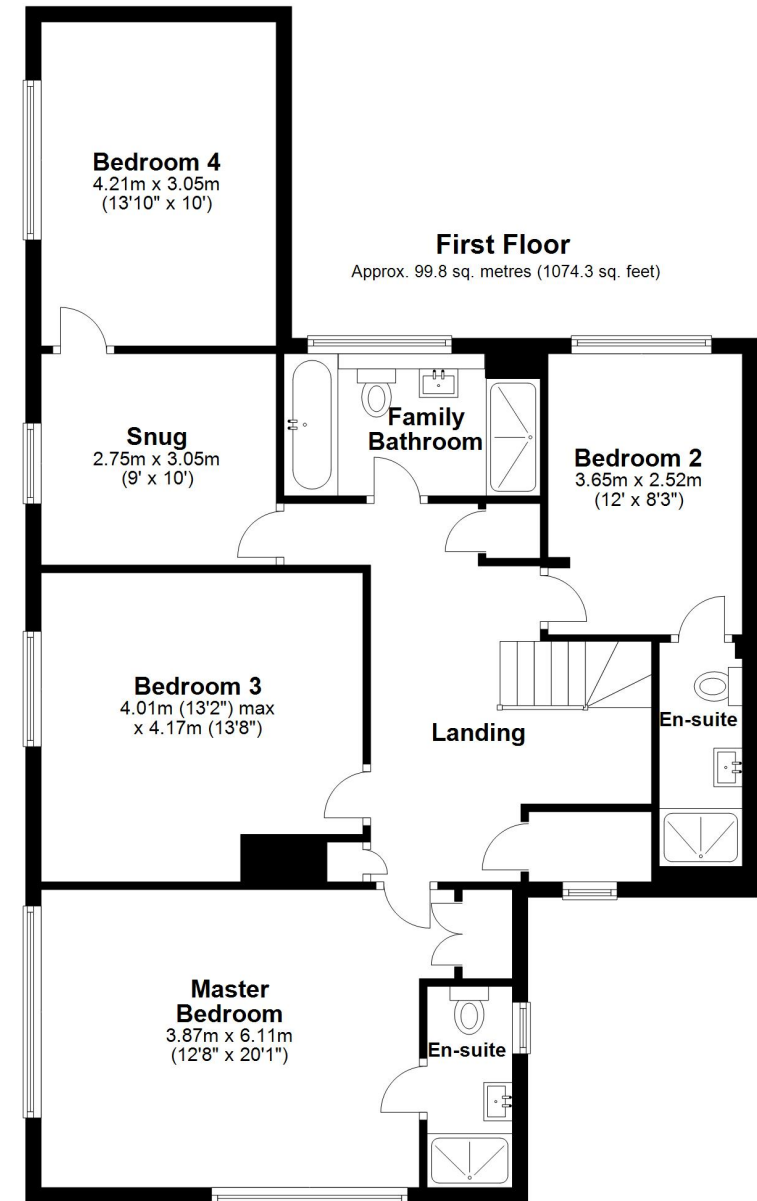
Ground Floor

Approx. 143.3 sq. metres (1543.0 sq. feet)



First Floor

Approx. 99.8 sq. metres (1074.3 sq. feet)



Total area: approx. 243.2 sq. metres (2617.3 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.

