



Courthill Stables, Letcombe Regis, Wantage OX12 9JL
Oxfordshire, £355,000

Waymark

Wantage OX12 9JL

Oxfordshire

Freehold

Two Bedroom Bungalow In Beautiful Letcombe Regis | Spacious Kitchen/Dining Room With Feature Window | Living Room With Charming Log Burner | Superb Master Bedroom With Door Onto Private Garden | Carport & Parking In Front | Beautiful Letcombe Regis Village Location

Description

Set within a charming former stable conversion, this delightful two-bedroom bungalow is tucked away in a peaceful courtyard in the highly sought after village of Letcombe Regis. Beautifully presented throughout, the property combines character features with modern comforts, offering stylish and practical single-storey living.

The accommodation comprises an open plan kitchen/dining room fitted with a range of wall and base units, with space and plumbing for a fridge/freezer and dishwasher. A striking arched half moon window overlooks the garden, filling the room with natural light. The living room features a distinctive curved wall with a log burner as the centrepiece, framed by built-in cupboards on either side. The property enjoys beautiful high ceilings throughout, creating a wonderful feeling of space, particularly in the master bedroom, which also features a door opening directly onto the garden. The second double bedroom is positioned nearby, with the modern family bathroom between the two, fitted with a fully tiled and contemporary white suite.

Outside, the property offers a private courtyard garden and a carport with plumbing for white goods, providing useful storage or utility space. Off street parking is located in front of the carport. Situated in the heart of Letcombe Regis, this charming home combines village tranquillity with easy access to nearby Wantage and local countryside walks.

Material Information: The property is freehold, connected to mains water, electricity, gas and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout. Conservation area - Letcombe Regis.

Location

The property is located in the heart of the desirable downland village of Letcombe Regis. The village itself boasts a Church, village hall, sports field and Public House, and also benefits from the use of the amenities at the exclusive Richmond Village retirement development, where there are leisure facilities, a shop and a restaurant. The market town of Wantage is some 2 miles to the east and provides a more comprehensive range of leisure and shopping facilities, together with both primary and secondary schools. There are excellent road links to the A34 via the A417, which in turn leads to the M40 to the north and the M4 to the south. Didcot is situated to the east where there is a main line rail link to London Paddington (45 minutes).

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: D

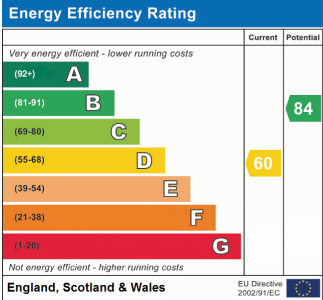




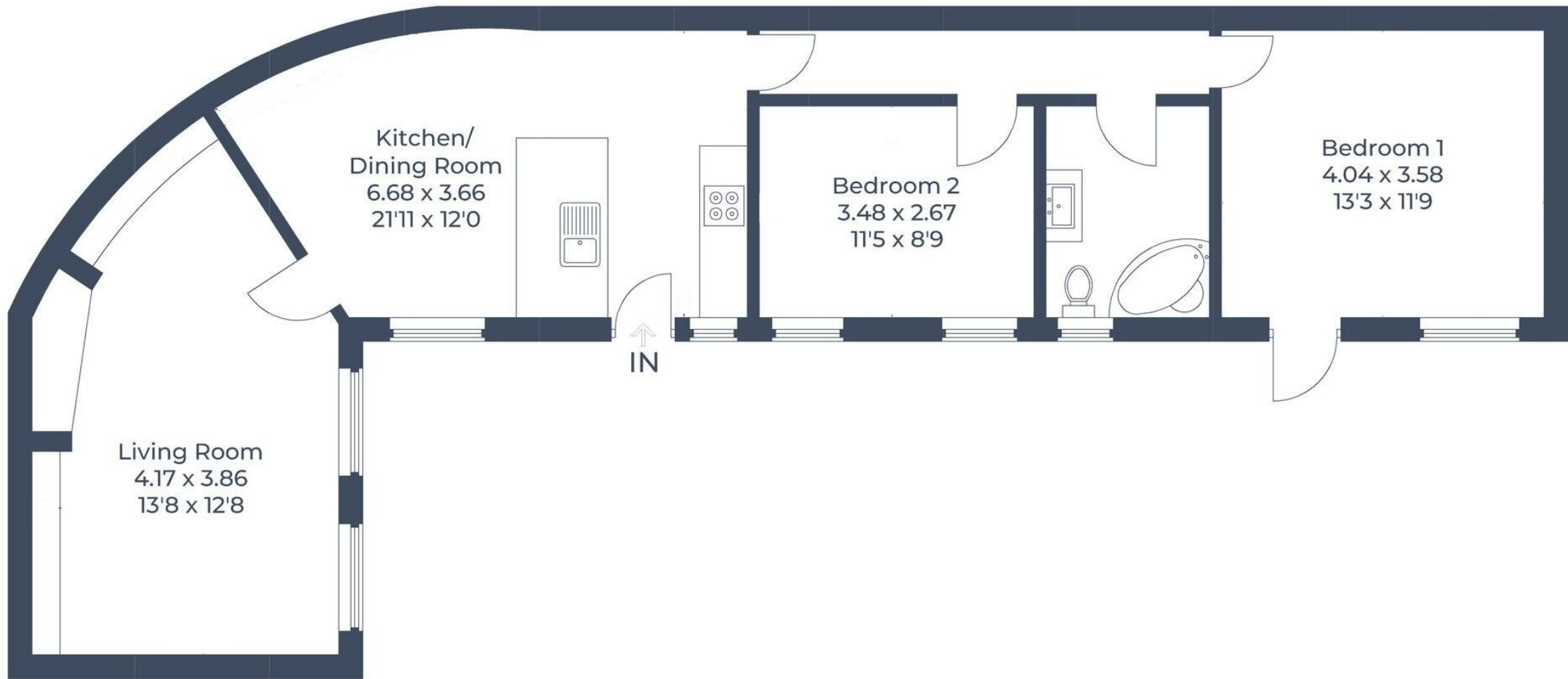
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Approximate Gross Internal Area = 80.6 sq m / 868 sq ft



Ground Floor

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