



Oxfordshire, Offers in Excess of

Waymark

Chapel Hill, Watchfield SN6 8TA

Oxfordshire

Freehold

Character Thatch Cottage | Semi-Detached | Chain Free | Grade II Listed | Newly Upgraded Bespoke Kitchen With Copper Worktops | Two Spacious And Light Bedrooms | Modern Fitted Bathroom | Private Rear Garden | Off-Street Parking | Popular & Sought After Village Location

Description

Charming Grade II Listed semi-detached thatch cottage in the heart of the village of Watchfield. The cottage dates to 1788 with many original character features, while having been sympathetically modernised and renovated in 2023. The property is offered chain free and in good, well-maintained condition inside and out.

Original features include: flagstones to the entrance and fireplace hearth, exposed elm beams, pine window sills, front and back Dutch doors, stone courtyard and garden walls. There are period fixtures throughout the cottage: cast iron window and door fixtures, live edge handmade Oak shelving with ornate cast iron brackets in kitchen and bath, stone tile kitchen floor and hand-waxed oak flooring in the lounge. There is a delightful wood store/cupboard with original quarry-tile floor nested next to the fireplace with traditional log burner.

The Kitchen was redesigned and renovated in 2023 with high-end bespoke cabinets, hand-finished copper countertops and backsplashes, extractor fan, new cooker, new washing machine and pull-out larder to maximise space and storage. Modern bathroom with deep bath/shower, ceramic tile flooring and new extractor fan. Both bedrooms fitted with solid wood sliding barn-style doors to maximise space. Electrical outlets updated with A/C USB ports installed throughout home, new gas-fired Combi boiler fitted 2022 with 10 year warranty. Thatch has been well-maintained as has the whole of the property.

This cottage is set back from the street offering privacy, with two shared parking spaces and plenty of street parking. The stone courtyard is the gateway to the gardens. This cottage enjoys a private, sunny, detached mature and fertile garden with fruit trees, specimen trees and bushes, raised vegetable beds, and a renovated summer house/home office complete with lighting and heat. Further storage includes a brick-built store and large garden shed.

The property is freehold, connected to mains gas, electric, water and drainage with Broadband service. Gas central heating throughout, connected to a Smart meter and Hive system, and a well-maintained log burner, recently inspected and certified.

We highly recommend arranging a viewing to fully appreciate this unique character cottage in the heart of this sought after village.

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 Shrivvenham. 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+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

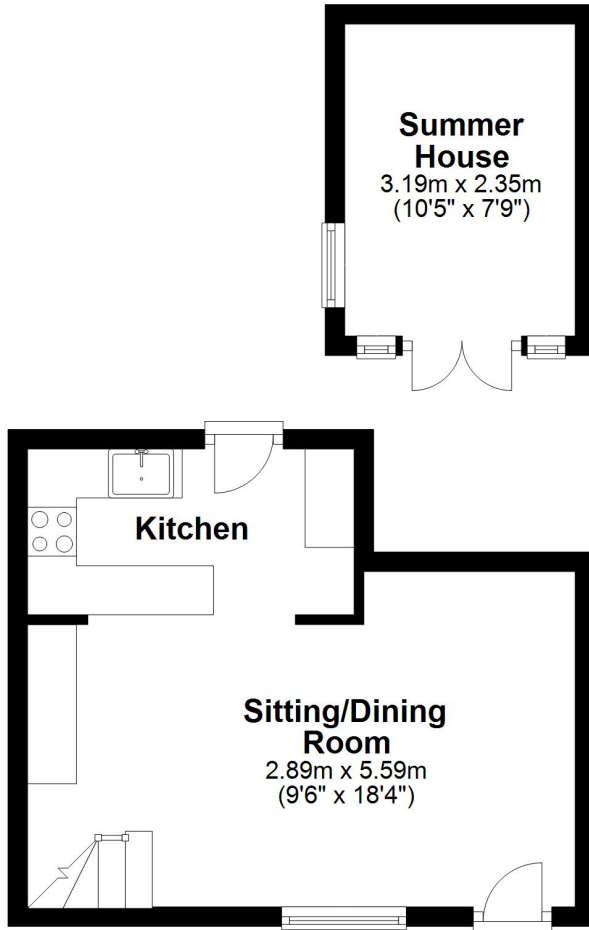


Waymark
Faringdon Office

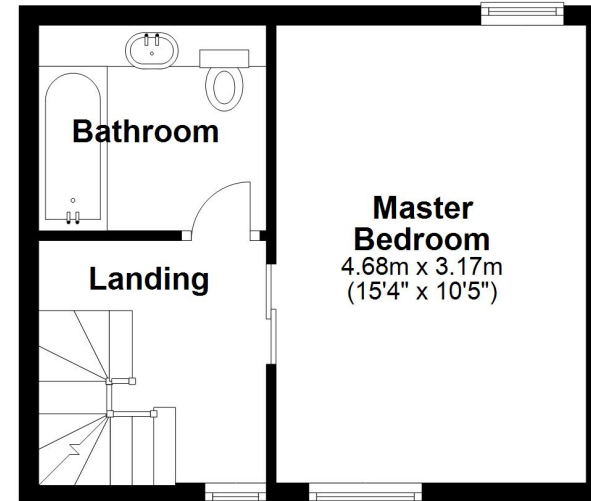
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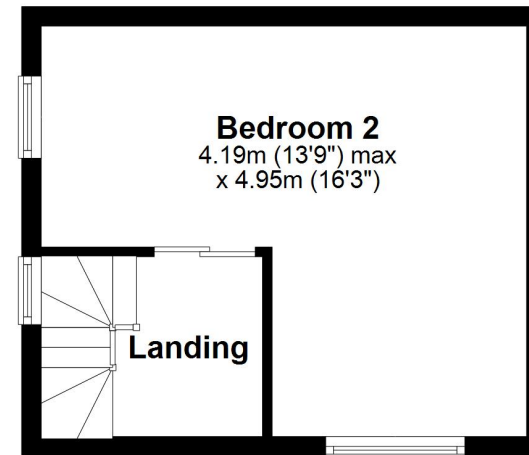
Ground Floor
Approx. 30.8 sq. metres (331.7 sq. feet)



First Floor
Approx. 26.2 sq. metres (281.5 sq. feet)



Second Floor
Approx. 20.8 sq. metres (223.6 sq. feet)



Total area: approx. 77.7 sq. metres (836.8 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.

