



Barrington Road, Watchfield  
Oxfordshire, Offers in Excess of £180,000

Waymark



# Barrington Road, Watchfield SN6 8TN

Oxfordshire

Freehold

**End Of Chain | Semi-Detached House | One Double Bedroom | Open Plan Living Space | Modern Fitted Kitchen | Modern Fitted Shower Room | Driveway Parking For One Car | Private Rear Garden | Popular Village Location | Freehold**

## Description

A fantastic opportunity for first time buyers and investors to purchase this one double bedroom semi-detached house, which is located in the popular village of Watchfield. The property is walking distance to amenities including local shop, public house and primary school. The property also benefits from open plan living space, private rear garden and driveway parking.

The property is offered to the market chain free and comprises; Entrance porch with built-in storage, dual aspect open plan kitchen/dining/sitting room with French doors out to the garden, landing with built-in storage, modern shower room, spacious double bedroom.

Outside there is a driveway to the side of the property which provides off-street parking for one car. The rear garden is private and has been landscaped for easy maintenance to include patio, decking and graveled areas. There is also a storage shed.

The property is freehold and is connected to mains electricity, water and drainage. There are electric radiators and 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 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.56 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.

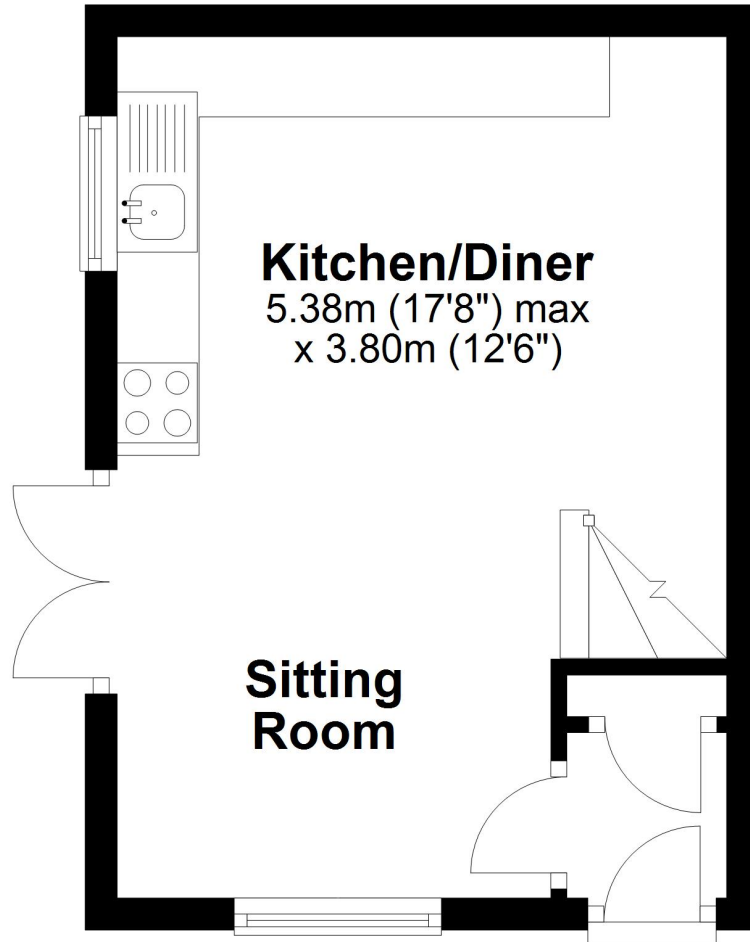
Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

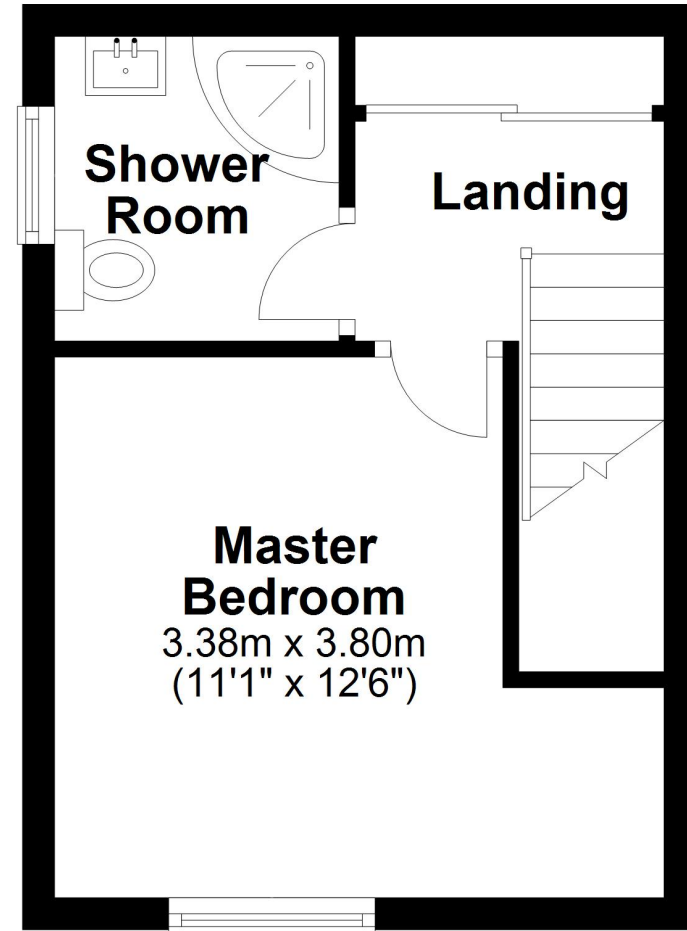
## Ground Floor

Approx. 20.5 sq. metres (220.2 sq. feet)



## First Floor

Approx. 20.5 sq. metres (220.2 sq. feet)



**Total area: approx. 40.9 sq. metres (440.5 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.



