



Barrington Road, Watchfield  
Oxfordshire, Guide Price £230,000

Waymark



# Barrington Road, Watchfield SN6 8SU

Oxfordshire

Freehold

**End Of Chain | Terraced Property | Three Bedrooms | Two Reception Rooms & Kitchen | Kitchen With Access To Rear Garden | Front & Rear Gardens | Rear Garden With Workshop & Store | Village Location**

## Description

A three bedroom mid-terrace property which is offered to the market with no onward chain! The property requires a full refurbishment throughout and provides three good size bedrooms, two reception rooms as well as both front and rear gardens. The property is also walking distance to local shops, public houses and well regarded primary school.

The properties accommodation comprises; Entrance hall with storage cupboard, kitchen with access to garden, spacious sitting room, dining room, landing, family bathroom and three spacious and light bedrooms.

Externally there are both front and rear gardens. With the right permissions obtained you may be able to convert the front garden to driveway parking, other in the road have also done this. Currently parking is on-road. The rear garden is fairly private and is mainly laid to lawn along with a purpose built workshop and store.

The property is freehold and is connected to mains gas, electricity, water and drainage. The property does require modernisation and refurbishment throughout, and a viewing is recommended.

## 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.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		90
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

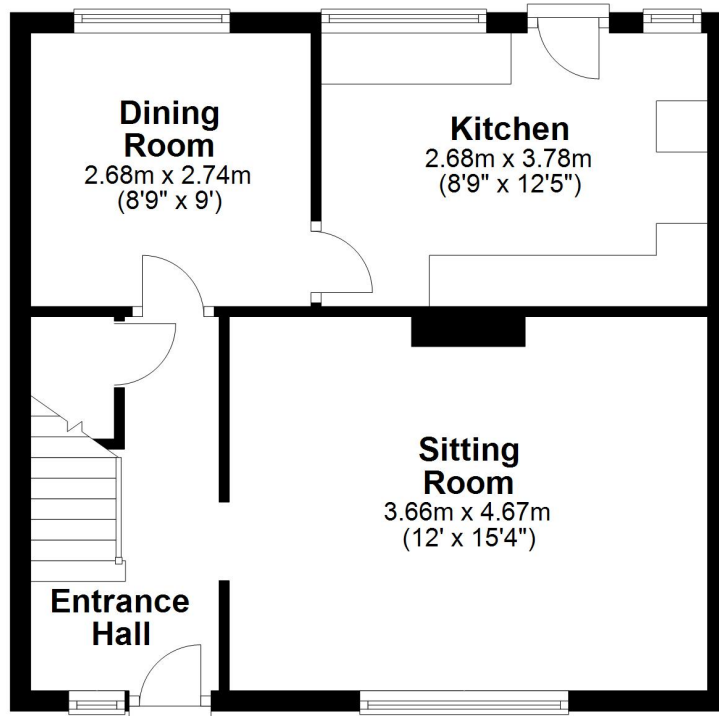
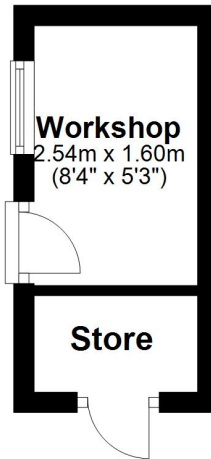


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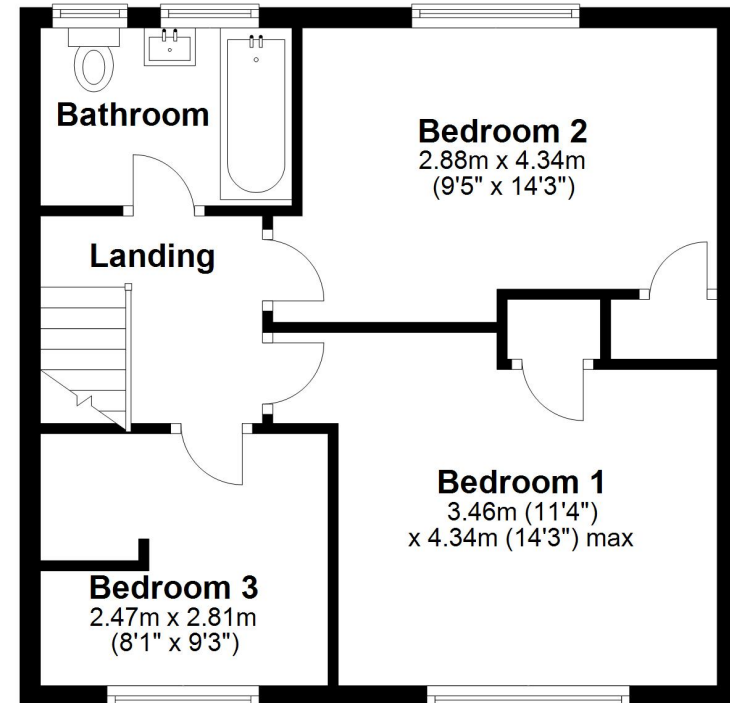
## Ground Floor

Approx. 48.3 sq. metres (519.8 sq. feet)



## First Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



Total area: approx. 90.9 sq. metres (978.0 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.



