



Cobblers Cottage, East Hendred OX12 8JT
Oxfordshire, £775,000

Waymark

Cat Street, Wantage OX12 8JT

Oxfordshire

Freehold

A wealth of period features | Wood burning stove | Private gardens | Graveled driveway | Attractive oak framed sitting room | Master bedroom with ensuite shower room | Sought after village location

Description	Location
Cobblers Cottage is an enchanting Grade II Listed cottage, nestled within the heart of the popular village of East Hendred. The cottage is believed to date back to approximately 1750 and has undergone sympathetic renovation and extensions during the current ownership, whilst managing to retain a wealth of character.	East Hendred is a beautiful village which benefits from excellent facilities including two churches, two public houses and a village shop with a post office. There is also a community centre, sports club, bus service and museum. Schooling in the area is very good with a pre-school and two primary schools in the village.

The cottage is approached over a gravelled driveway, with a second gated entrance to the rear. On entering the property, a central hallway gives access to an impressive oak framed sitting room with under floor heating, and double doors out to the garden. Also situated off the hallway, the kitchen is full of character and has space to accommodate a dining table and chairs for more informal dining. The impressive formal dining room boasts an inglenook fireplace with a large wood burning stove. Completing the ground floor is a useful utility/cloakroom. Stairs from the dining room lead up to the first floor where there is a master bedroom with an en suite shower room, two further bedrooms and a family bathroom.

Externally there is a shared gravel driveway leading to the front of the property which provides parking for a number of cars, and a second gated driveway to the rear that could provide additional parking if required. There is a paved terrace immediately to the rear of the sitting room with steps up into a mature garden area.

The property is heated centrally via a gas fired boiler and is connected to mains water, gas, electricity, and sewerage. There is no onward chain connected to this property.

Wantage is circa five miles away, with Didcot and Abingdon circa 6 miles away. Didcot Parkway station provides a fast rail service into London Paddington (45 minutes).

Viewing Information

Viewings by appointment only please.

Local Authority

Vale of White Horse District Council

Tax Band: F



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Cobblers Cottage, Cat Street, East Hendred, Wantage

Approximate Area = 1675 sq ft / 156 sq m

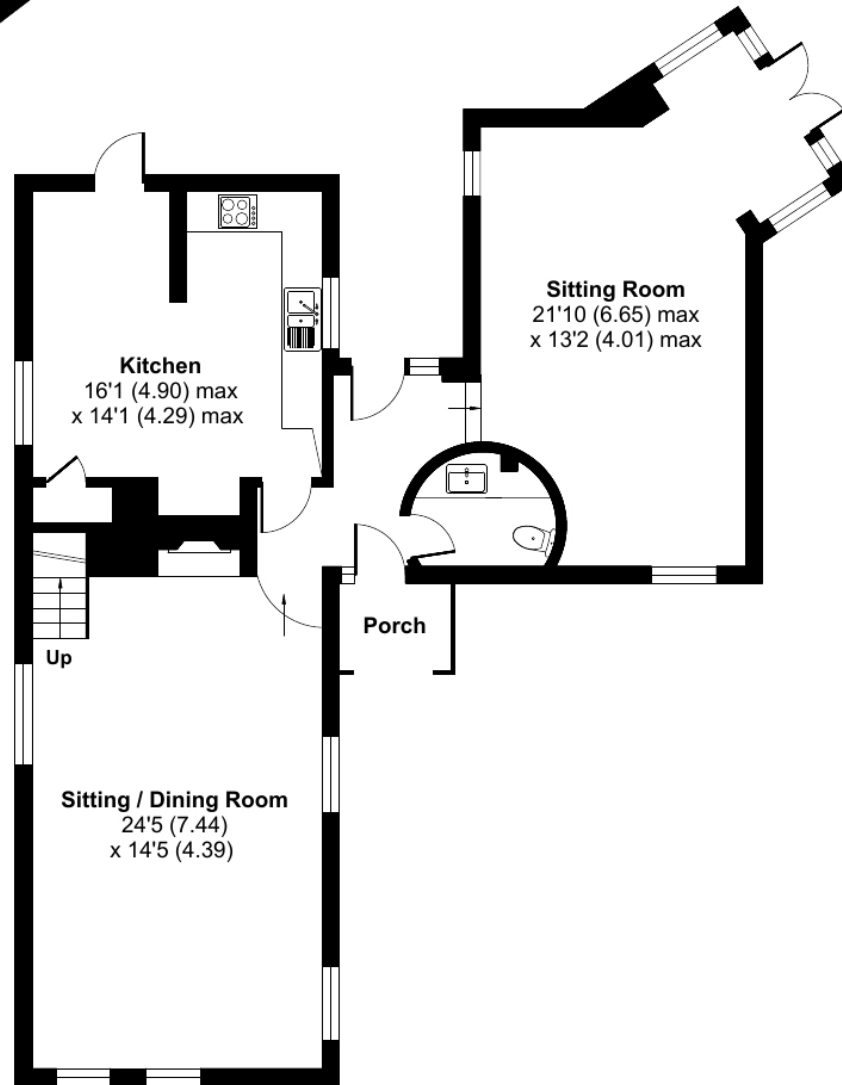
Limited Use Area(s) = 65 sq ft / 6 sq m

Total = 1740 sq ft / 162 sq m

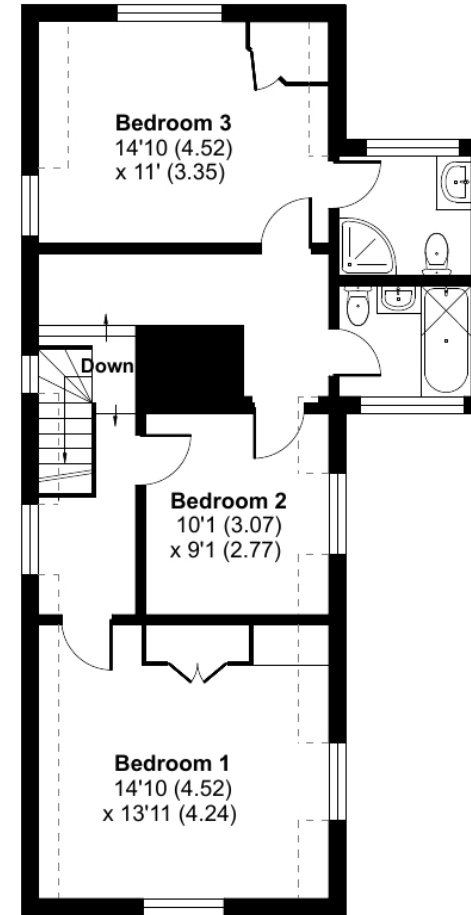
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Waymark Property. REF: 903319

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