



Lysander Crescent, Watchfield
Oxfordshire, Guide Price £525,000

Waymark

Lysander Crescent, Watchfield SN6 8DF

Oxfordshire

Freehold

Detached Family Home | Four Double Bedrooms All With Built-In Wardrobes/Storage | Two Modern Bathrooms | Four Reception Rooms | Including Open Plan L-Shaped Kitchen/Diner With Access To Garden | Utility & Downstairs W/C | Driveway Parking For Three Vehicles | Detached Single Garage With Power And Lighting | Larger Than Average rear Garden | Popular And Sought After Village Location

Description

A fantastic opportunity to purchase this beautiful, modern and spacious four double bedroom detached family home, which is located in the popular village of Watchfield. The property was built circa 8 years ago by reputable builders Barratt Homes and the property is walking distance to local amenities including shop, public house and well regarded primary school. There are also countryside walks and open greens which are just a stones throw from the front door. The property also benefits from four reception rooms, two modern bathrooms, driveway parking, detached garage and larger than average rear garden.

The property is offered to the market chain free and the accommodation comprises; Entrance hall with built-in storage, downstairs w/c, utility room with side door out to the driveway, beautiful open plan L-shaped kitchen/diner with French doors out to the garden, family room with French doors out to the garden, spacious sitting room with bay window, landing, modern family bathroom and four spacious and light double bedrooms, all with built-in wardrobes and master with modern en-suite shower room.

Outside to the front there is a triple width driveway which leads up to the detached single garage providing plenty of off-street parking. There is also a small front garden. The rear garden is larger than average for a modern property, and is mainly laid to lawn along with three paved patio areas which are perfect for outside dining and entertaining. There are also specimen shrubs as well as side access.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating and upvc double glazing throughout. There is also circa 2 years remaining on the NHBC warranty. 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 Shrivenham. 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: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	83	
(69-80)	C		
(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	

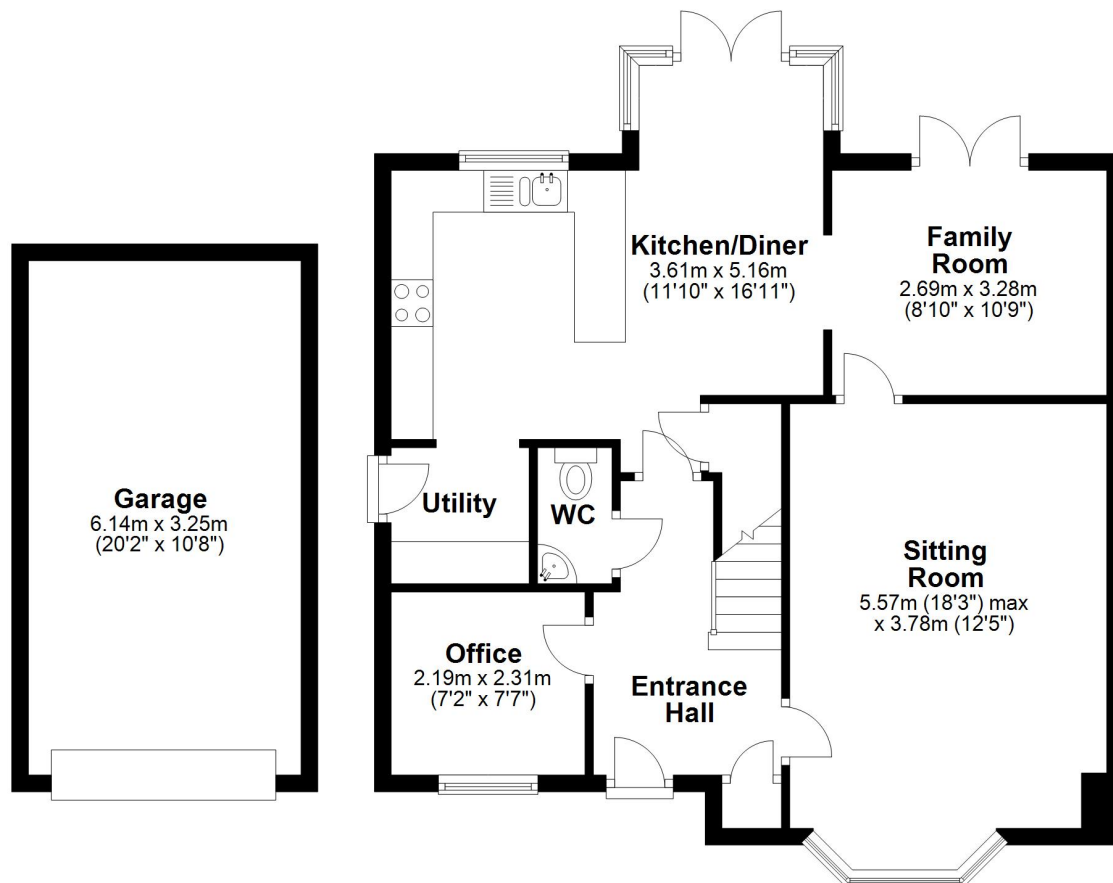


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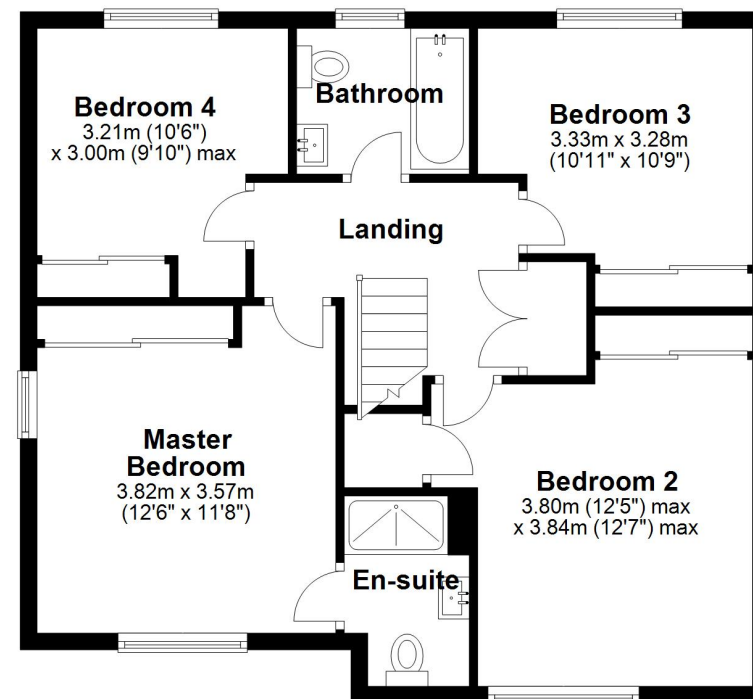
Ground Floor

Approx. 87.7 sq. metres (943.5 sq. feet)



First Floor

Approx. 64.3 sq. metres (691.8 sq. feet)



Total area: approx. 151.9 sq. metres (1635.4 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.

