



Buckland Road, Charney Bassett, Wantage  
Oxfordshire, Offers Over £450,000

Waymark



# Buckland Road, Wantage OX12 0ES

Oxfordshire

Freehold

**No onward chain | Spacious accommodation | Master bedroom with ensuite shower room | Desirable village location | Large south facing rear garden | 2 conservatories**

## Description

An exciting opportunity to purchase this spacious 4 bedroom detached bungalow offering spacious and versatile accommodation, located in the sought after village of Charney Bassett. A deceptively spacious bungalow with a south facing garden, located in the desirable and sought after village of Charney Bassett.

Internally the front door leads into a central hallway. To the left of the hall is the kitchen which is fitted with a range of floor and wall mounted units and has a door out to a side parking area. To the rear of the property is an open plan sitting/dining room which enjoys views out to the rear garden. Beyond the sitting room is a conservatory which has access out to the garden. To the left of the hall is a master bedroom with an ensuite shower room, 2 further bedrooms and a family bathroom. A large 4th bedroom/reception room is to the far end of the hall and has access out to a second conservatory.

Externally to the front of the property is a parking area for a number of vehicles as well as a driveway which leads to an attached single garage. To the rear of the property is a south facing garden which provides a pleasant mix of paved and gravelled seating areas, established planting and timber storage sheds. Attached to the rear of the garage is a useful store.

The property has been well maintained throughout, but may benefit from a degree of modernisation in places. The property is heated centrally by a new oil fired boiler and we believe is connected to mains water, electric and

sewerage. We believe the property is freehold and is available to purchase with no onward chain.

## Location

Charney Bassett is a popular and sought after rural village located within the Vale of White Horse. The village has an active community, a village hall and a thriving pub. Further amenities and excellent primary schools can be found in neighbouring Stanford in the Vale and the Hanneys, with a more comprehensive range of retail, leisure and educational facilities available in the market towns of Faringdon (5 miles) and Wantage (6 miles). There are good road links to Oxford and Swindon (A420) and mainline rail links to London from Oxford, Swindon and Didcot.

## Viewing Information

Viewings by appointment only please.

## Local Authority

Vale of White Horse District Council Band E

Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



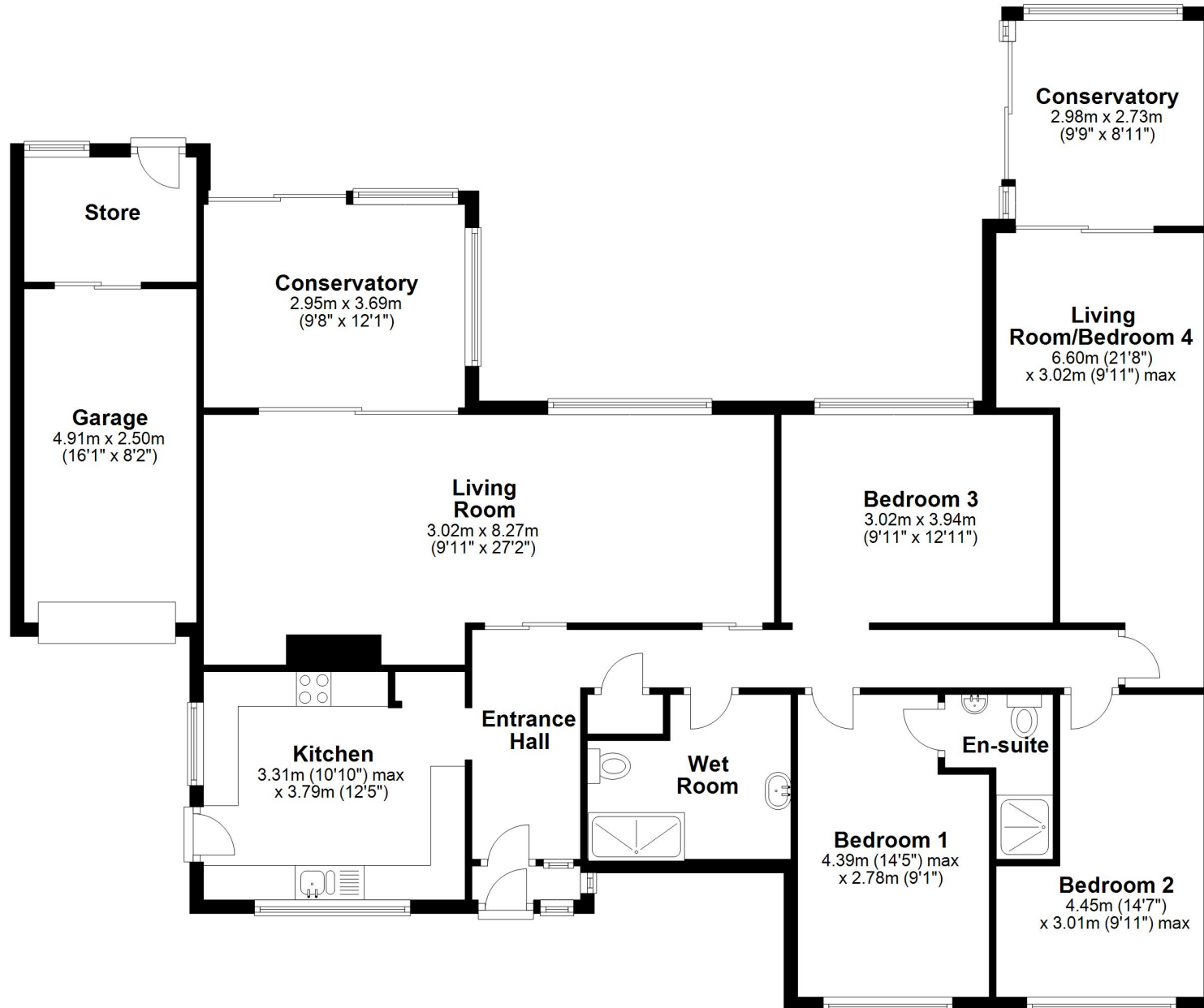
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## Ground Floor

Approx. 153.8 sq. metres (1655.6 sq. feet)



Total area: approx. 153.8 sq. metres (1655.6 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.



