



Church Street, Ardington, Wantage  
Oxfordshire, Offers Over £500,000

Waymark



# Church Street, Wantage OX12 8QA

Oxfordshire

Freehold

**Desirable village location | Deceptively spacious cottage | Period features | Open fire place | Out building with planning permission | Pretty cottage gardens | 3 double bedrooms**

## Description

This deceptively spacious and delightful cottage is situated in the heart of the sought after village of Ardington, overlooking open paddock to the front.

The cottage is approached through a pretty cottage style garden, with the front door leading into the first of two reception rooms to the front of the property which has an attractive open fire. The sitting room is to the left of the property and enjoys views over the front garden. To the rear of the cottage is the kitchen/dining room which is fitted with a range of shaker style cupboards under an oak worktop. An attractive Rayburn provides a heart to the kitchen, with additional means of cooking via a gas hob and electric oven. To the right of the kitchen is a useful walk-in pantry and a cloakroom.

Enclosed stairs lead up to the first floor where there are three double bedrooms, a bathroom and loft access which is partially boarded providing additional storage space.

Externally to the front is a delightful cottage style garden and to the rear is a brick outbuilding currently used for storage. The outbuilding has planning consent to extend and convert to create a utility room and garden room (P08/VO631) with the ground works and drainage already having been completed.

We understand the property is freehold and is connected to main gas, electricity and drainage. Water is provided privately by the Lockinge Estate. The property is heated centrally by a gas fired boiler.

## Location

Ardington is a most sought after village, conveniently located just 2.7 miles east of the market town of Wantage and 7 miles west of the larger town of Didcot, which has a high speed rail link into London. The village has retained many features of a traditional agricultural estate village and still forms part of the Lockinge Estate. Amenities include an award winning Public House, a locally run shop and cafe, church, day nursery, gymnasium and the Ardington School of Crafts. There are extensive walks in and around the village and over the neighbouring open countryside. Further facilities and schools, together with a twice weekly market can be found in Wantage.

## Viewing Information

Viewings by appointment only please.



**Waymark**  
**Wantage Office**

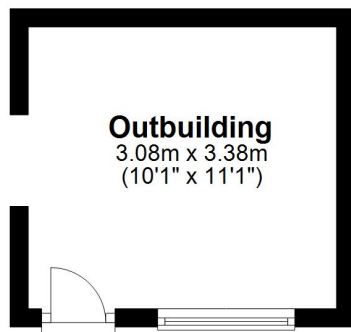
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Ground Floor

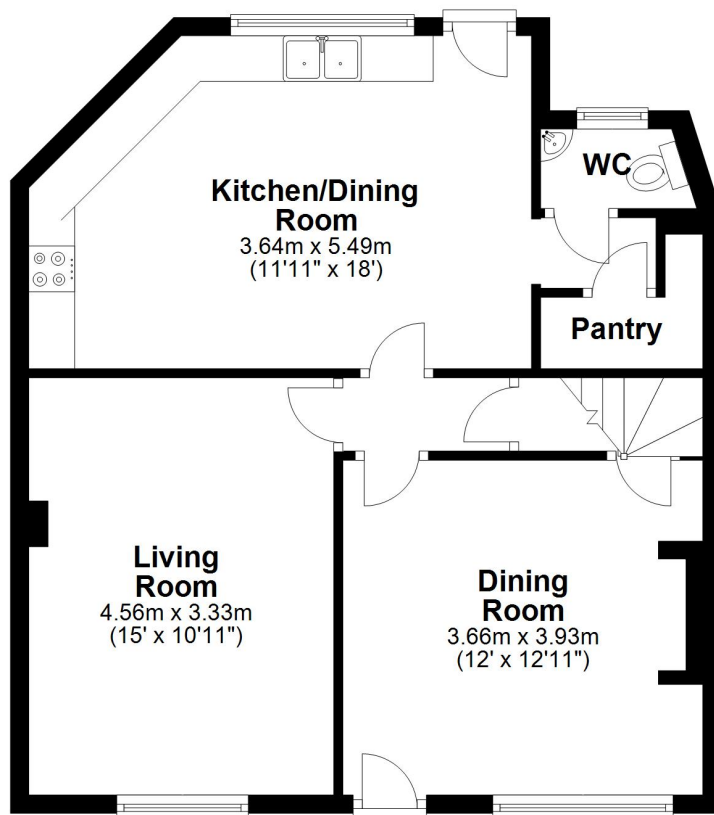
Approx. 68.1 sq. metres (732.7 sq. feet)



**Outbuilding**  
3.08m x 3.38m  
(10'1" x 11'1")

## First Floor

Approx. 43.8 sq. metres (471.7 sq. feet)



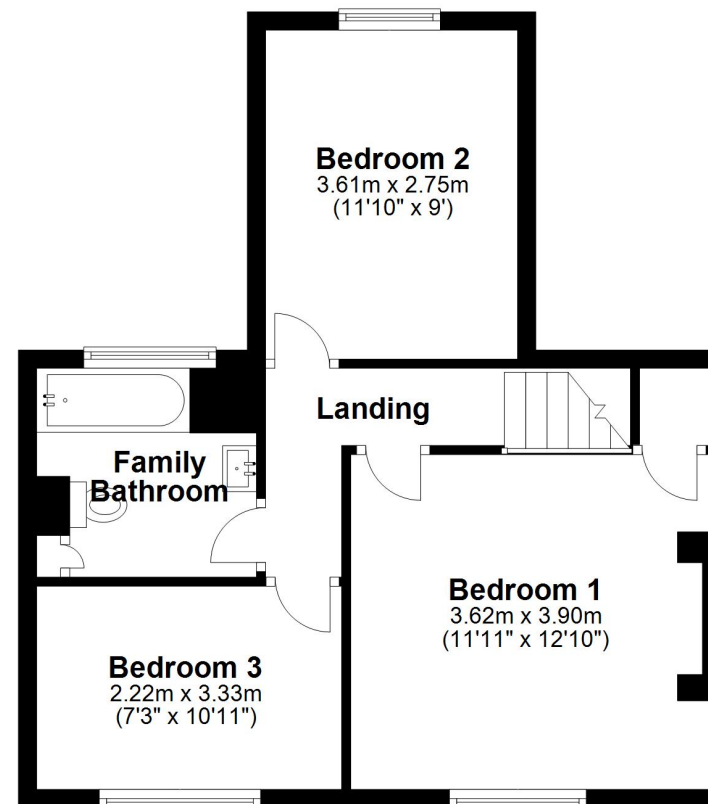
**Kitchen/Dining Room**  
3.64m x 5.49m  
(11'11" x 18')

**WC**

**Pantry**

**Living Room**  
4.56m x 3.33m  
(15' x 10'11")

**Dining Room**  
3.66m x 3.93m  
(12' x 12'11")



**Bedroom 2**  
3.61m x 2.75m  
(11'10" x 9')

**Landing**

**Family Bathroom**

**Bedroom 1**  
3.62m x 3.90m  
(11'11" x 12'10")

**Bedroom 3**  
2.22m x 3.33m  
(7'3" x 10'11")

**Total area: approx. 111.9 sq. metres (1204.4 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.



