



4 Arnhem Court, Watchfield
Oxfordshire, Offers in Excess of £300,000

Waymark

Arnhem Court, Watchfield SN6 8TZ

Oxfordshire

Freehold

New Home | Mid Terrace Property | Two Double Bedrooms | Two En-Suite Bathrooms | Modern Open Plan Living Area | Kitchen Complete With All Built In Appliances And Breakfast Bar | Downstairs W/C | Two Allocated Off-Street Parking Spaces | Electric Car Charging Point | Air Source Heat Pump | Popular & Sought After Village Location | Great Commuter Access Onto The A420, A419 And M4 | Mixture of Two & Three Beds Available

Description

A fantastic opportunity to purchase this high specification, energy efficient, two double bedroom new build mid terrace property which is situated in the popular and sought after village of Watchfield. The property is one of five plots available positioned to the front of a large green and park providing an attractive view, and benefits from great commuter access on to the A420, A419 and M4. The property also benefits from driveway parking for two vehicles complete with electric charging point, as well as a landscaped rear garden.

The property is circa 860 sq ft and comprises; Entrance hall, downstairs w/c with storage unit under basin, spacious open plan kitchen/diner/sitting room complete with all integrated appliances/breakfast bar and French doors out to the garden, storage cupboard, landing with built-in storage, two good size double bedrooms both with en-suite bathrooms, master with built-in wardrobe.

Outside to the front of the property there are some fruit trees and shrubs, as well as a path leading to the front door. The rear garden has been landscaped and is mainly laid to lawn along with a paved patio area which is perfect for outside dining and entertaining. There are two parking spaces to the rear of the property which also hosts an electric car charging port.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is an air source heat pump that runs the central heating as well as modern upvc double glazing throughout. The 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:



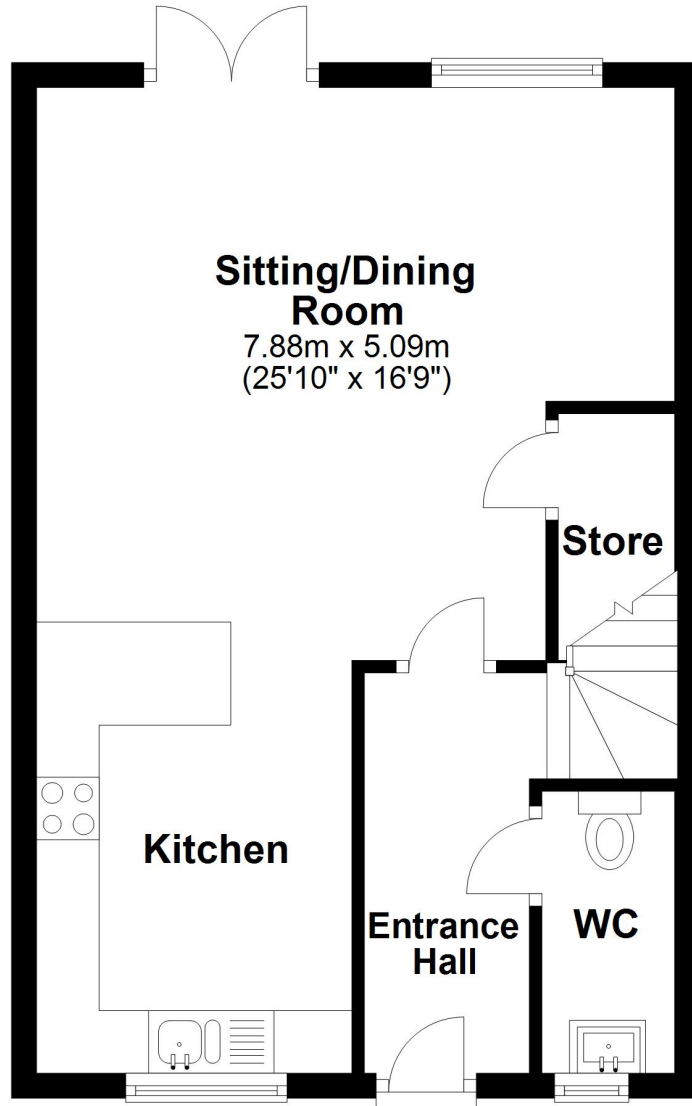
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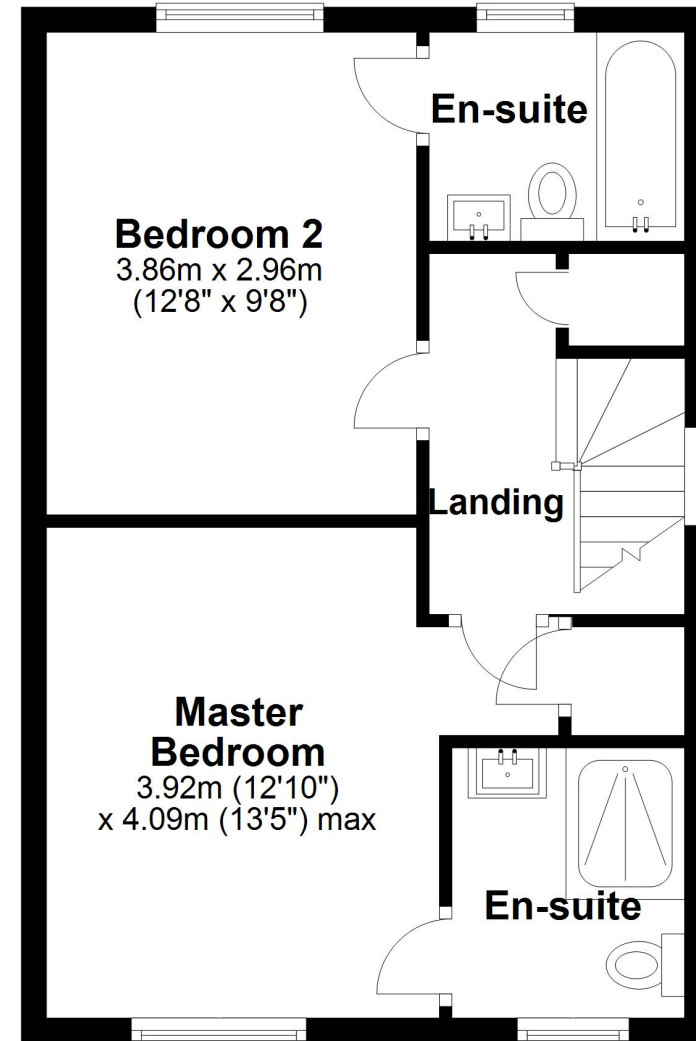
Ground Floor

Approx. 40.1 sq. metres (431.9 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



Total area: approx. 80.5 sq. metres (866.4 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.

