



1 Rose Cottages, Hinton Waldrist
Oxfordshire, Guide Price £485,000

Waymark

Rose Cottages, Hinton Waldrist SN7 8RW

Oxfordshire

Freehold

Beautiful Character Cottage | Two Double Bedrooms | Two Reception Rooms | Including Stunning Open Plan Kitchen/Diner/Family Room With Bi-Fold Doors | Bathroom With Both Walk-In Shower And Bath | Private And Quiet Landscaped Garden | Spacious Driveway With Front Garden | Popular & Sought After Village Location | Immaculately Presented Throughout

Description

A fantastic opportunity to purchase this beautiful and extended two double bedroom character cottage which is located in the heart of the popular and sought after village of Hinton Waldrist in Oxfordshire. The property has been refurbished to a high and exacting specification throughout by the current owners, and the property benefits from two reception rooms including stunning open plan kitchen/dining/family room, as well as two double bedrooms, spacious driveway, front garden and private and landscaped rear garden.

The property is in immaculate condition throughout and the accommodation comprises; Side porch/utility area, stunning open plan kitchen/dining/family room complete with wood burner and bi-fold doors out to the garden, sitting room with wood burner, landing, family bathroom with both walk-in shower and bath, two double bedrooms, master with large fitted wardrobes.

Outside there is a large gravelled driveway to the front as well as a small lawned garden with well stocked flower borders which creates a very pretty approach to the property. The rear garden is private, quiet and has been landscaped for easy maintenance. The garden is mainly laid to artificial grass as well as a paved patio area which is perfect for outside dining and entertaining. The rear garden also benefits from specimen trees and shrubs as well as an old brick built store and storage shed.

The property is freehold and is connected to mains electricity, water and drainage. There is oil fired central heating and double glazed windows. This property must be viewed to be fully appreciated.

Location

The picturesque village of Hinton Waldrist, located c.12 miles south west of Oxford and c.11 miles from both Witney and Abingdon, sits about 1 mile above The River Thames and has beautiful views over The Ridgeway. Hinton Waldrist has a mix of both period and newer style properties within the village. Market gardening, cattle and sheep farming have a prominence here, and a small shop selling locally grown produce attracts visitors from far and wide. The village also boasts The Village Hall, Allotments, The Manor, The Grange and the beautiful 13th century church of St Margaret of Antioch. The renowned Blue Boar Public House can be found in the next village of Longworth, a short walk across the path between the two villages. Local independent schools include St Hughes, Cokethorpe School, Abingdon School and Our Lady's Abingdon School. There is a bus service through the village taking you to Oxford City Centre.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: D



Waymark
Faringdon Office

T: 01367 820070

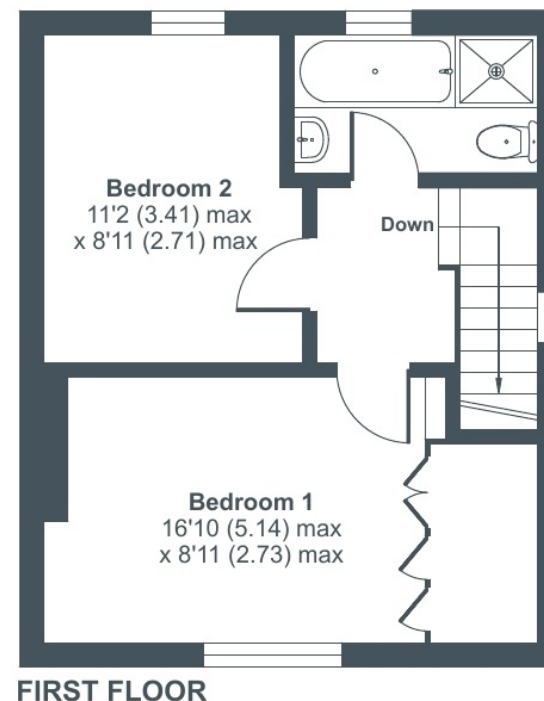
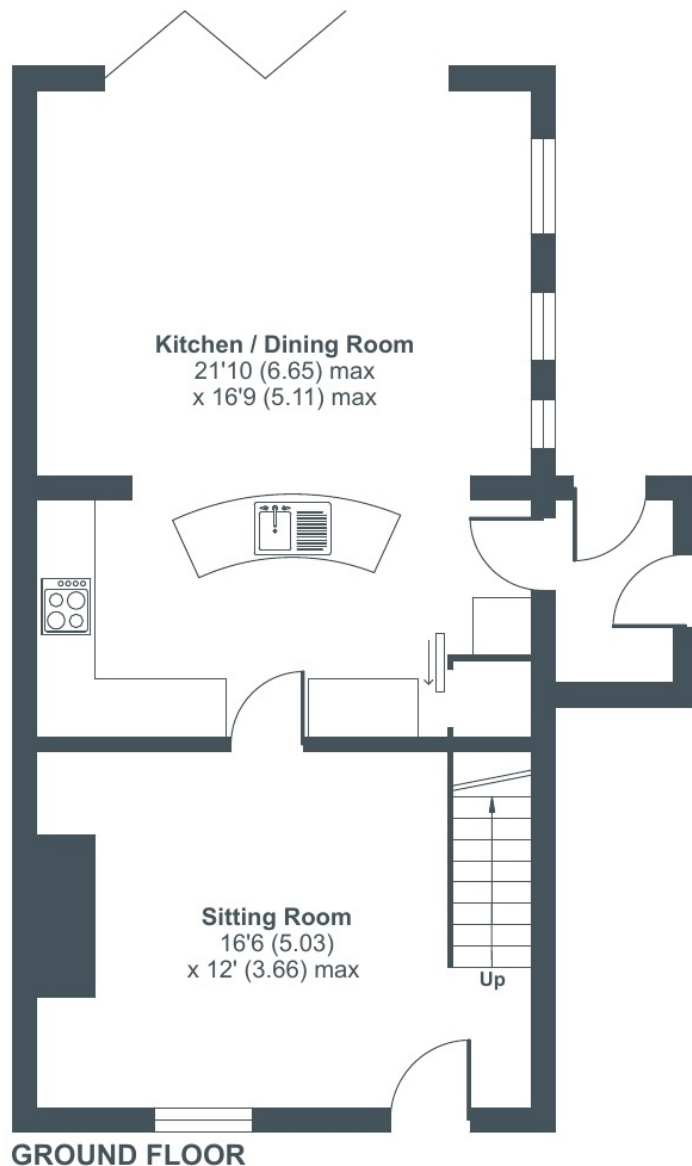
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		51	83
		EU Directive 2002/91/EC	

Rose Cottages Hinton Waldrist, Faringdon, Oxfordshire, SN7

Approximate Area = 944 sq ft / 87.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. REF: 1168031

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