



Barrington Road, Watchfield
Oxfordshire, Guide Price £300,000

Waymark

Barrington Road, Watchfield SN6 8TN

Oxfordshire

Freehold

Semi-Detached Property | Three Bedrooms | Three Reception Rooms | Including Open Plan Kitchen Diner | Off Street Parking | Kitchen/Diner | Popular Village Location | Quiet And Private Location On A No Through Cul-De-Sac | Walking Distance To Amenities & Local Well Regarded Primary School | Freehold

Description

A fantastic opportunity to purchase this three bedroom semi-detached property which is located in the popular village of Watchfield. The property is within walking distance to amenities including local shop, public house and primary school. The property also benefits from open plan living space, private rear garden and driveway parking.

The properties accommodation comprises: Entrance porch, sitting room, kitchen/diner, conservatory/garden room, landing, family bathroom, and three light and airy bedrooms.

Externally, there is a double width driveway to the side of the property providing off street parking for two vehicles. The rear garden is in an L- shape configuration and is mainly laid to lawn along with a paved patio area to the rear of the conservatory creating a nice outdoor dining/sitting area. The property backs on to the popular Shrivenham golf course which creates a beautiful, private back drop and view from the property.

The property is freehold and is connected to mains gas, electricity, water and drainage. 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: C



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		67	83
		EU Directive 2002/91/EC	



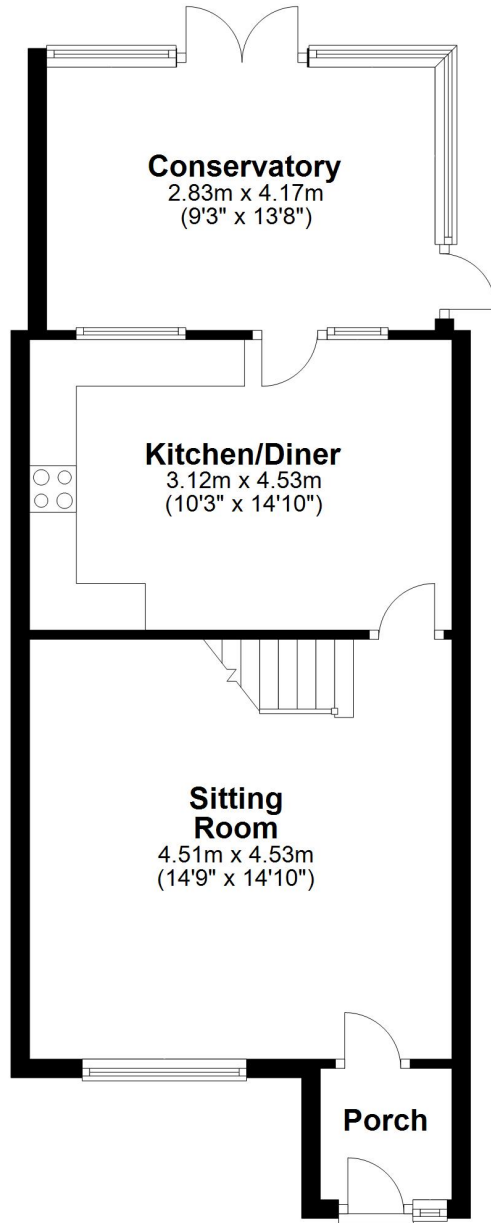
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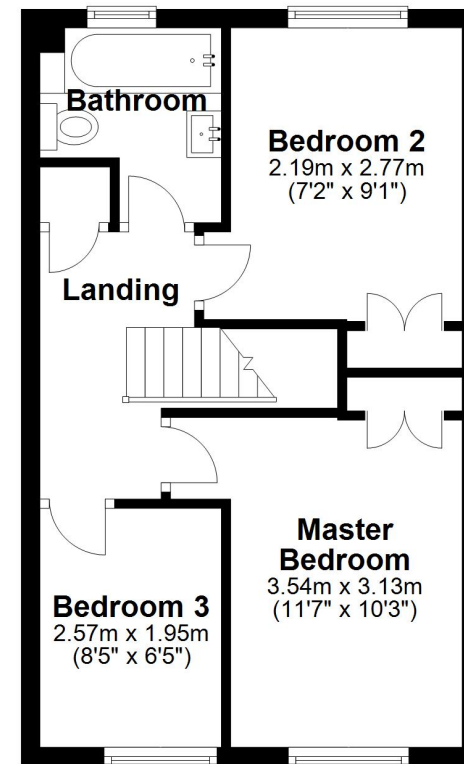
Ground Floor

Approx. 49.3 sq. metres (530.3 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.2 sq. feet)



Total area: approx. 84.2 sq. metres (906.5 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.

