



Chapel Hill, Watchfield
Oxfordshire, Guide Price £650,000

Waymark

Chapel Hill, Watchfield SN6 8TA

Oxfordshire

Freehold

Substantial Detached Family Home | Circa 0.28 Acre Plot | Four Spacious Double Bedrooms | Four Reception Rooms | Kitchen/Breakfast Room With Access Out To Garden | Two Bathrooms & Downstairs W/C | Chain Free | Gated Driveway And Double Garage | Private And Spacious Rear Garden | Popular & Sought After Village Location

Description

A fantastic opportunity to purchase this substantial four double bedroom detached family home which is sat on a private circa 0.28 acre plot and located in the heart of the popular village of Watchfield. The property is only a short walk to local shop, public house and local schooling as well as a large green space with play park. The property also benefits from four reception rooms, two bathrooms, solar panels, gated driveway, double garage and spacious front and rear gardens.

The property is offered to the market chain free and comprises; Entrance hall, downstairs w/c, kitchen/breakfast room with access to garden, large sitting room complete with fireplace, bay window and bi-fold doors out to the conservatory, dining room, office, landing, family bathroom and four spacious double bedrooms, master with en-suite with both walk-in shower and bath.

Outside there is a gated driveway which leads up to a detached double garage providing plenty of parking. There is also a front garden which is mainly laid to lawn along with an attractive stone wall that marks the boundary to the front. The rear garden is very private and is mainly laid to lawn along with mature shrubs and trees.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is a new mains gas boiler which has just been installed, as well as upvc double glazing throughout. There are also solar panels which help with running costs and provide a small annual income.

The property does require some updating and the garden is currently over grown and needs cutting back. The property really needs to 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: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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		78	84
		EU Directive 2002/91/EC	

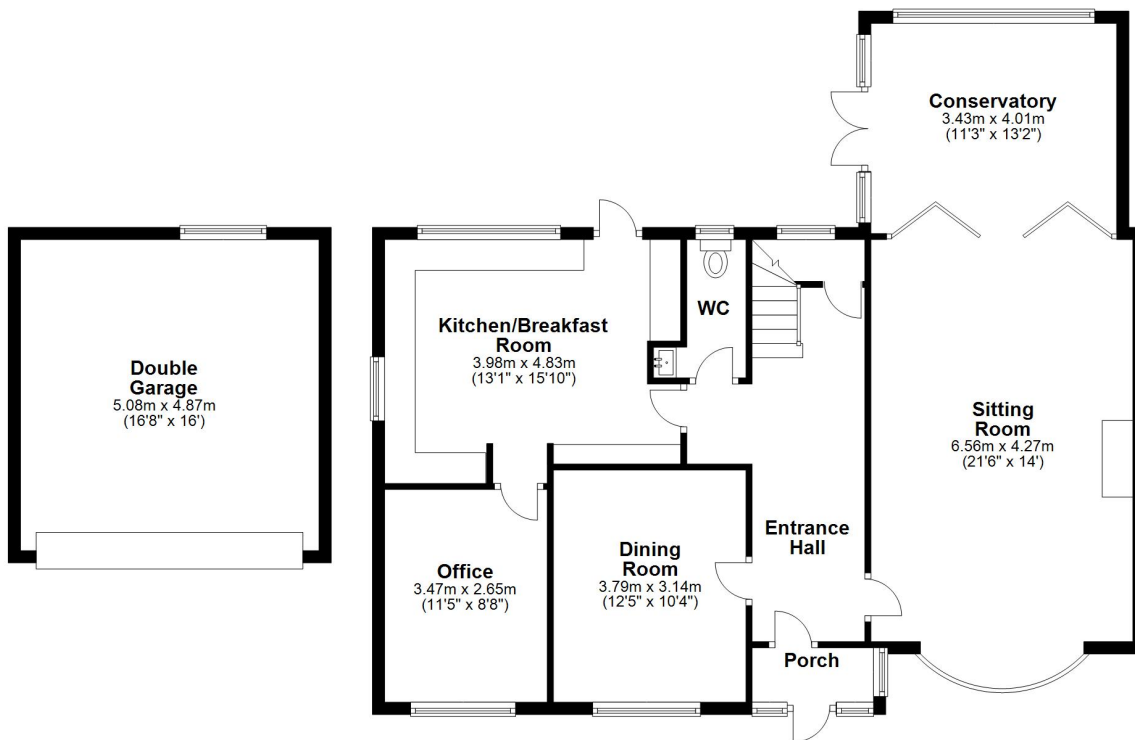


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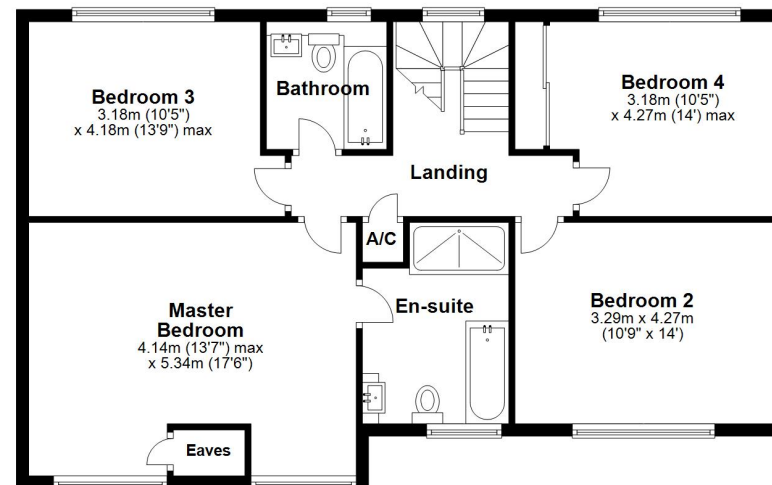
Ground Floor

Approx. 127.3 sq. metres (1370.3 sq. feet)



First Floor

Approx. 84.6 sq. metres (911.1 sq. feet)



Total area: approx. 212.0 sq. metres (2281.5 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.

