



21 Hill View, Kingston Lisle, Wantage OX12 9QN  
Oxfordshire, Offers in Excess of £230,000

Waymark

# Hill View, Wantage OX12 9QN

Oxfordshire

Desireable village location | Modernisation project | End of chain | 3 Bedrooms | Adjoins open fields | Potential to extend (subject to planning)

## Description

An exciting opportunity to purchase a property requiring cosmetic attention and modernisation, situated in the desirable village of Kingston Lisle, backing onto open fields to the rear.

The property is accessed across a small front garden and pathway with the front door leading into an entrance hall. To the rear is the kitchen/dining room and to the front is the light and airy living room. Completing the ground floor is a shower room. Stairs from the hall lead to the first floor where there are three double bedrooms and a wet room.

Externally to the front is small front garden area. A walkway leads through to the large rear garden which is of a good size and laid mainly to lawn, which adjoins open fields. Additionally there is a spacious outbuilding. There is potential to extend the property subject to obtaining the necessary planning consents.

The property is offered to the market chain free and has electric heating and benefits from mains electricity, water and sewerage.

## Location

Kingston Lisle is an attractive and sought after village with a pub and church and is situated in an area of outstanding beauty at the foot of The Ridgeway. Approximately one and a half miles away is Uffington, where there is a local shop, sports facilities, primary school, pub and a church. Kingston Lisle is a short drive from the historic Market Town of Wantage where there are plenty more amenities including Waitrose, Sainsburys, various independent and high street retailers, sports facilities and well regarded primary and secondary schools.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council Band C

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	31	82
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



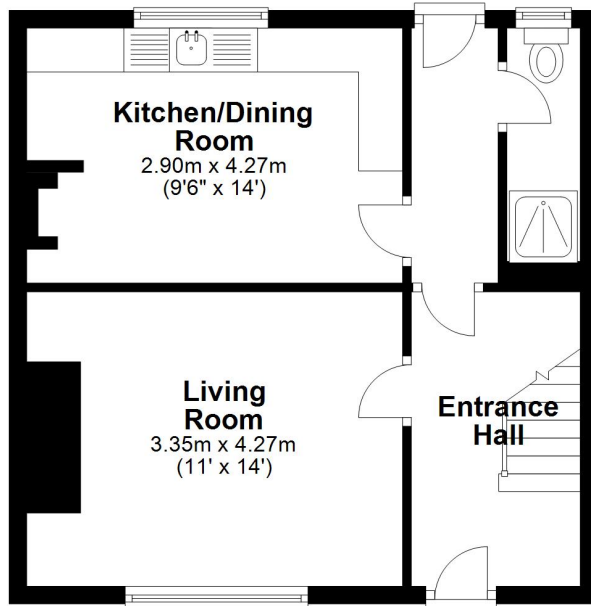
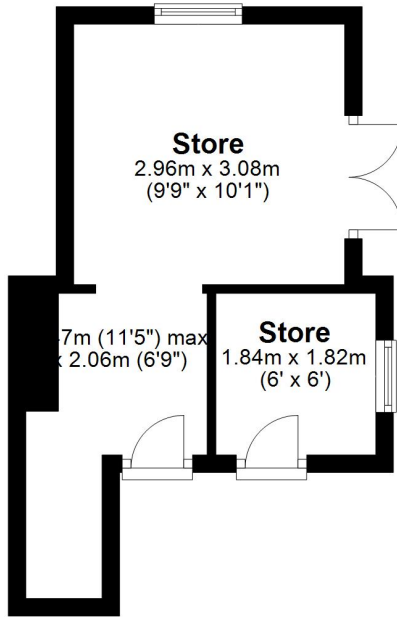
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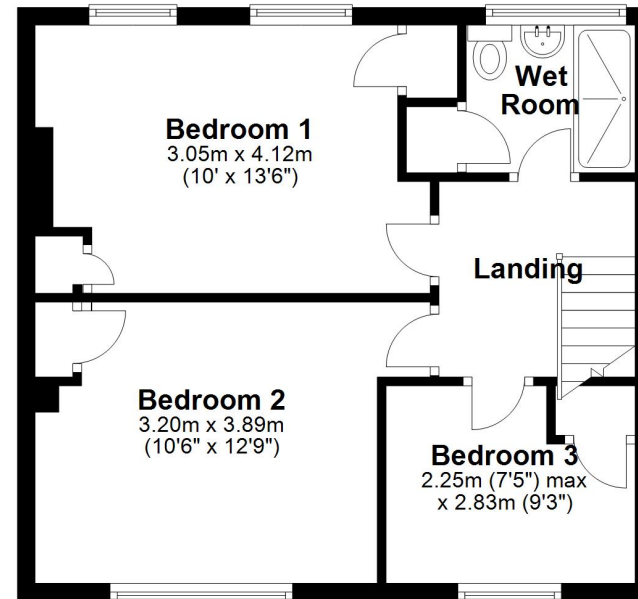
## Ground Floor

Approx. 58.1 sq. metres (625.8 sq. feet)



## First Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



Total area: approx. 101.2 sq. metres (1089.8 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.

