



13 Orchard Close, Charney Bassett, Wantage OX12 0EP  
Oxfordshire, Offers In Excess of £575,000

Waymark



# Orchard Close, Wantage OX12 0EP

Oxfordshire

Freehold

**Sought after village location | No onward chain | Detached property sitting on a plot of approximately 1/4 acre. | Mature gardens | Quiet cul-de-sac location | 3 Bedrooms | Open plan living/dining room | Requiring a degree of modernisation | Attractive out buildings with potential**

## Description

This property provides an exciting opportunity to purchase a detached home, with gardens and outbuildings, located in the sought after village of Charney Bassett.

Located at the far end of the cul-de-sac, the property is approached across a block paved driveway which leads into a gated front garden. The front door leads into a central hallway with the sitting room to the left hand side, which has an open fire. The sitting room wraps around to the rear of the house to a dining area which has sliding french doors out to the rear garden. To the rear of the house is the kitchen which is fitted with a range of floor and wall mounted units with a pantry style cupboard utilising the space underneath the stairs. A utility room with a sink and plumbing for a washing machine is beyond the kitchen and has a door leading out to the rear garden. To the front of the house is a dining room which was created by converting the former garage. A cloakroom completes the ground floor.

Stairs from the hallway lead to the first floor where there are two large double bedrooms, one with built in storage and a smaller third bedroom, also with built in storage. A family bathroom completes the first floor.

The gardens are mature and wrap around the property providing a pleasant mix of planting, trees, lawn and paved seating areas. There is a timber storage shed and a small pond. On the western boundary of the property is an additional gravelled area with a period barn that provides a double car port, garage and store with windows. The barn has the potential to create an annexe/home office/hobby room (subject to planning). To the front of the barn is a large gravelled area that could provide additional parking for 3-4 cars.

The property is freehold and is centrally heated by an oil fired boiler. We understand that mains water, sewerage and electricity are connected to the property.

The property appears to have been well-maintained but would benefit from a degree of modernisation.

## Location

Charney Bassett is a popular and sought after rural village located within the Vale of White Horse. The village has an active community, a village hall and a thriving pub. Further amenities and excellent primary schools can be found in neighbouring Stanford in the Vale and the Hanneys, with a more comprehensive range of retail, leisure and educational facilities available in the market towns of Faringdon (5 miles) and Wantage (6 miles). There are good road links to Oxford and Swindon (A420) and mainline rail links to London from Oxford, Swindon and Didcot.

## Viewing Information

Viewings are by appointment only please.



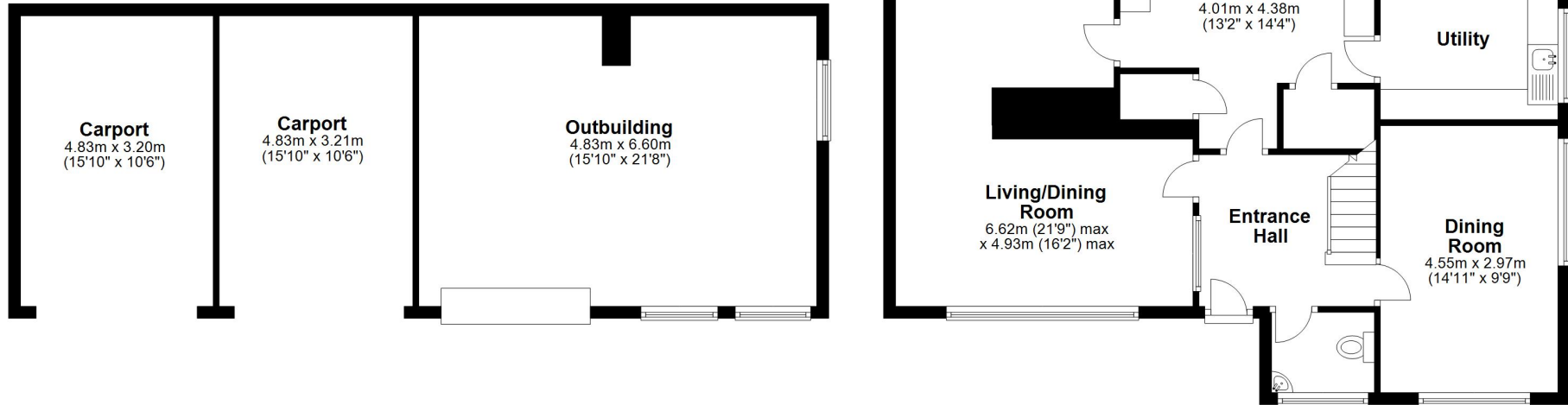
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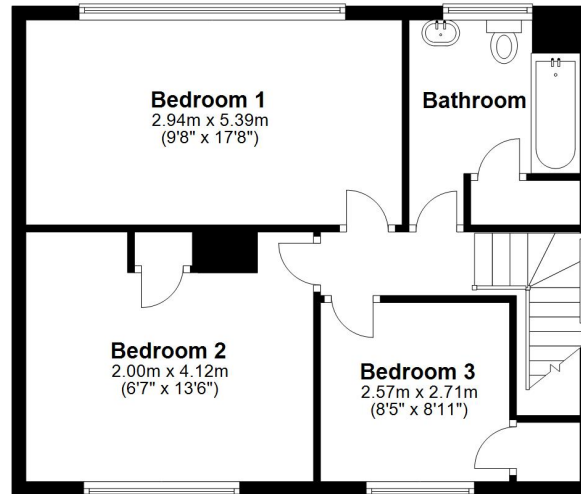
## Ground Floor

Approx. 139.7 sq. metres (1504.2 sq. feet)



## First Floor

Approx. 52.6 sq. metres (566.3 sq. feet)



Total area: approx. 192.4 sq. metres (2070.5 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.



