



Lilac Barn High Street, Watchfield  
Oxfordshire, Guide Price £550,000

Waymark

# High Street, Watchfield SN6 8SZ

Oxfordshire

Freehold

**Detached Barn Conversion | Three Double Bedrooms | Open Plan Living Space | Character Features Throughout | Well Appointed Family Bathroom | Spacious Plot | Walled Private Driveway And Access | Driveway Parking | South Facing Walled Garden | Central And Prominent Village Location | Close To Amenities And Good Commuter Access To The A420**

## Description

A fantastic opportunity to purchase this beautiful and bespoke three double bedroom detached barn conversion. This stunning property is bursting with character and is located down a private walled driveway just off the village High Street and across the road from the church. The property is walking distance to amenities including the local shop and public house. The property also benefits from three light and airy double bedrooms, open plan living area and a spacious plot with South facing walled garden and driveway parking.

The property is in immaculate condition throughout and the accommodation comprises; Open plan living/dining room with exposed wooden beams and two sets of French doors to the garden, raised kitchen area complete with utility/storage cupboard, well appointed family bathroom with both walk-in shower and bath, three light and airy double bedrooms.

The property has exposed beams throughout as well as exposed stone in some areas as well as hard wood flooring throughout.

Externally the property is located just off the village High-Street and is accessed via a walled driveway which runs down to the graveled driveway providing plenty of off-street parking. The garden is walled, South facing and mainly laid to lawn along with a large paved patio area and a storage shed.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating and double glazed windows throughout. The property is listed as it lies within the curtilage of The Grange, which is Grade II listed. There is also approved planning for a small extension to provide an en-suite to the master bedroom. 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: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	73
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

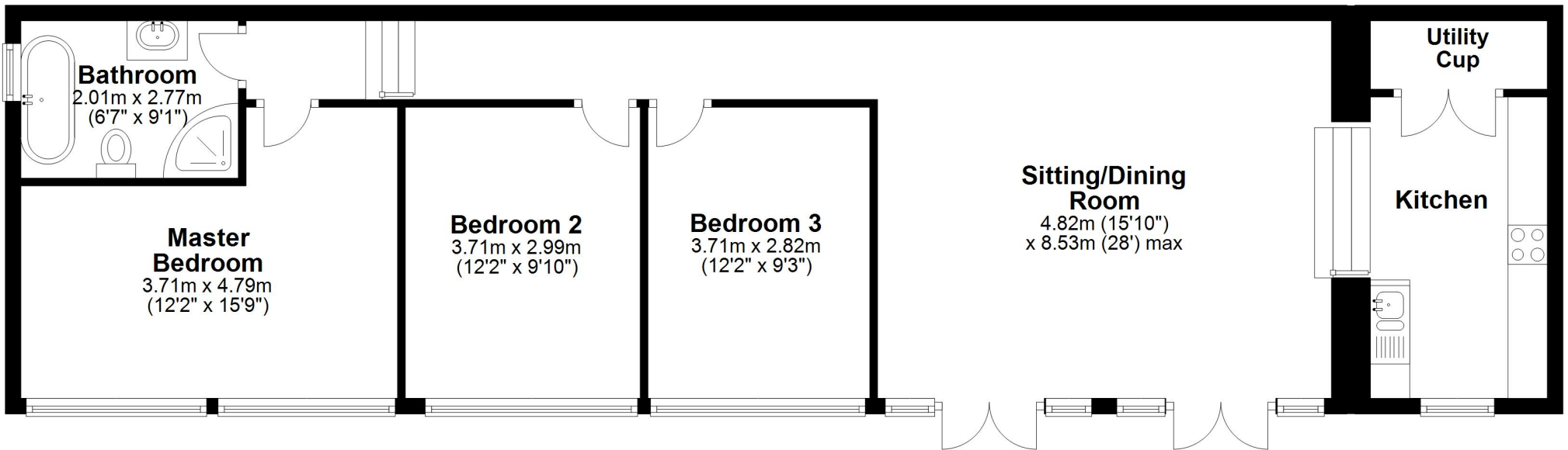


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## Ground Floor

Approx. 92.0 sq. metres (990.5 sq. feet)



Total area: approx. 92.0 sq. metres (990.5 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.

