



Autumn Garth, Charney Bassett, Wantage OX12 0EN  
Oxfordshire, Offers In Excess of £825,000

Waymark

# Wantage OX12 0EN

Oxfordshire

**Beautifully Renovated Four Bedroom Detached Bungalow | Immaculate Condition Throughout | Stunning c. 30' Open Plan Kitchen/Dining/Living Area | Superb Master Suite With Walk-In Wardrobe & Large Four Piece Ensuite | Modern Four Piece Family Bathroom & Ensuite With Rainfall Shower To Second Bedroom | Private Front & Rear Gardens With Ample Driveway Parking For Several Cars | Highly Sought After Charney Bassett Location**

## Description

Simply stunning! A beautifully presented and elegantly modernised detached four bedroom property, situated on a generous sized plot in a desirable village location.

The property is laid out on a single level and has been renovated throughout by the current owners to a high standard. The front entrance leads into a spacious central hall which runs through the property. To the front of the property is a light and airy open plan sitting area that sweeps round to a dining area and again to the beautiful modern kitchen. The kitchen has been fitted with a range of modern white gloss floor and wall mounted units complemented by a Quartz worktop, and includes a range of integral appliances such as 'Neff' five ring induction hob, double oven and microwave, dishwasher, full length fridge and full length freezer. There is a central island unit with a wine cooler and storage to one side and seating to the other. Additionally there is a useful utility room with matching cupboards and worktop and door out to the rear garden.

The luxurious master bedroom includes a walk-in dressing area, a spacious four piece ensuite bathroom with separate walk-in rainfall shower, and boasts views over the front and rear gardens. There are 3 further double bedrooms one of which is currently being used as a study, and a generous-sized family bathroom with a free standing bath and walk-in rainfall shower and further ensuite to the second bedroom.

Externally the property is set back from the road, and includes a large front garden, mainly laid to lawn, enclosed by a Cotswold stone wall, trellis panels and mature shrubs and trees, with a small decking area, and a gravel driveway offering plenty of parking for a number of cars. The good-sized rear garden is enclosed by wooden close-board fencing, is also mainly laid to lawn with a few flower boarders, and includes a pretty summerhouse, and additional deck areas and a patio - ideal for alfresco dining and summer entertaining.

## 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.

## Local Authority

Vale of White Horse District Council.

Tax Band: G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



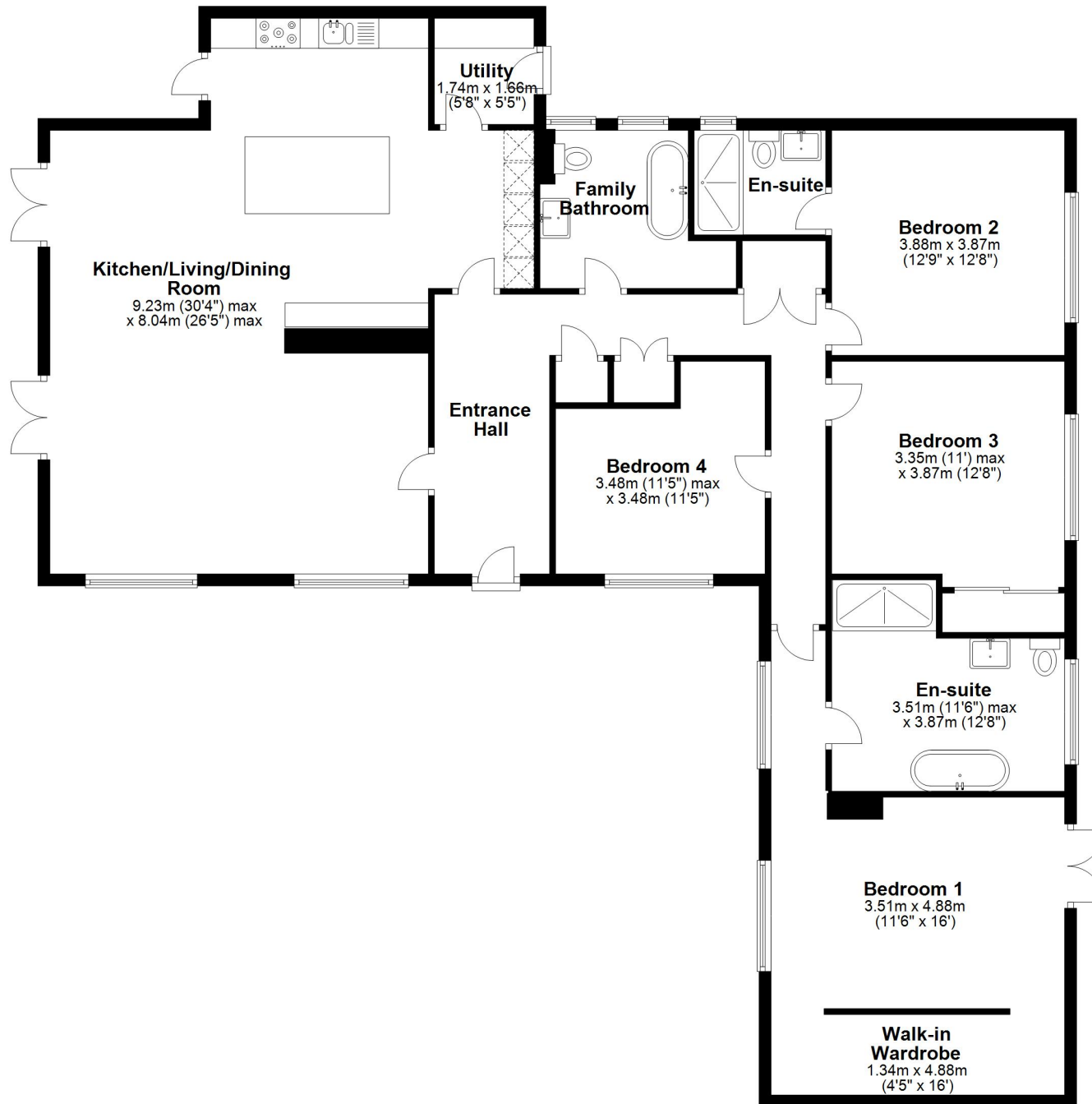
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### Ground Floor

Approx. 175.8 sq. metres (1892.6 sq. feet)



Total area: approx. 175.8 sq. metres (1892.6 sq. feet)

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.

