



Frogbrook, Hatford
Oxfordshire, Offers in Excess of £700,000

Waymark

Hatford, Faringdon SN7 8JF

Oxfordshire

Freehold

Substantial Detached Family Home | Beautiful Views To Both The Front And The Rear Over Open Countryside | Large Plot And Garden | Four Double Bedrooms | Master With Dressing Room And En-suite | Open Plan Living Area With Access to Garden | Spacious Sitting Room & Office | Two Bathrooms | Large Graveled Driveway And Garage | Popular And Sought After Village Location

Description

A fantastic opportunity to purchase this spacious detached four double bedroom family home which is located in the popular village of Hatford. The property is situated on a large plot with spacious gardens as well as beautiful far reaching views over open countryside to both the front and rear. The property also benefits from three reception rooms, four bedrooms, two bathrooms, large graveled driveway, garage and landscaped rear garden.

This impressive properties accommodation is very versatile and comprises; Entrance porch, spacious entrance hall, downstairs w/c, utility, kitchen, office, open plan dining/family room with access to garden, spacious sitting room, master bedroom with French doors out to garden and complete with both en-suite shower room and dressing room, landing, modern family bathroom and three spacious and light double bedrooms.

Outside to the front there is a large graveled driveway which leads up to the garage which provides plenty of off-street parking. The rear garden is spacious, private and backs onto open countryside. The rear garden is South facing and mainly laid to lawn along with a spacious paved patio area which is perfect for outside dining and entertaining. The garden also hosts mature specimen trees shrubs and hedging creating a private and quiet plot.

The property is freehold and is connected to mains electricity, water and drainage. There is oil fired central heating and upvc double glazing throughout. This property must be viewed to be fully appreciated.

Location

Hatford is a small village with a population of around 100. St George's parish church stands on the site of a former Saxon church mentioned in the Domesday Book of 1086. The village lies two miles from the A420, giving easy access to the larger centres of Oxford and Swindon, leading to the M40 and M4 respectively. There is a mainline train service from Didcot Parkway to London (Paddington c. 45 minutes) and Oxford Parkway to London (Marleybone c.50 mins) both within about 30 minutes' drive. The nearby market towns of Faringdon and Wantage are 4 and 8 miles respectively and beautiful countryside walks are literally on the doorstep of this historic village, with the Downs and famous White Horse of Uffington, the River Thames and the Cotswolds all within easy reach. Village primary schools can be found in neighbouring Stanford in the Vale and Shellingford, secondary schools in both Wantage and Faringdon and there are several independent preparatory and secondary schools within easy access.

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+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 73 |
| (55-68) | D | | |
| (39-54) | E | 44 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |



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Approximate Area = 1978 sq ft / 183.7 sq m
Garage = 171 sq ft / 15.9 sq m
Total = 2149 sq ft / 199.6 sq m

For identification only - Not to scale



