



The Fold Andersey Farm, Lockinge, Oxfordshire OX12 8SG
Oxfordshire, £600,000

Waymark

Grove Park Drive, Wantage OX12 8SG

Oxfordshire

Freehold

A Beautiful Three Bedroom Barn Conversion | Exceptional Kitchen/Dining/Living Room With Log Burner | All Generous Double Bedrooms With Ensuites | Far Reaching Views Over Open Countryside | South Facing Enclosed Rear Garden | Two Allocated Parking Spaces & Planning Permission For A Domestic Store | No Onward Chain - Viewing Highly Advised!

Description

The Fold is a deceptively spacious and beautiful barn conversion measuring an impressive circa 1600 square feet and offers superb accommodation set within Andersey Farm boasting incredible views over open countryside and farmland. Being sold with no onward chain, this individual and unique property should be viewed internally to fully appreciate all there is to offer.

The oak barn style doors opens into the impressive and spacious entrance hall with Velux window adding to the light and airy feel. The ground floor comprises of cloakroom, utility area, two generous double bedrooms both with ensembles and access to the atrium via 'French' doors from bedroom 2. Completing the ground floor accommodation is the exceptional open plan kitchen/dining/living room which is complemented by beautiful vaulted ceilings, log burner and bi-fold doors running across the back of the property enjoying the uninterrupted views and flooding the room with natural light. The kitchen is complete with ample wall and floor mounted cabinets, a central island with additional storage and built-in appliances to include, double oven and microwave, dishwasher and fridge/freezer. Stairs lead to the good size master bedroom benefitting from stunning views, ensuite and useful built-in wardrobes to the eaves.

Externally, benefitting from far reaching views, the south facing rear garden includes a patio area with remainder laid to lawn. The two allocated parking spaces are found at the entrance for the barns along with an area which has planning permission for a domestic store: P23/V0608/FUL.

Perfect for dog walks or keen walkers situated North of the pretty villages Ardington and Lockinge, there is an accessible path which easily takes you into the villages offering amenities and also takes you to further open countryside and links to The Ridgeway National Trail directly from the farm.

Constructed to a a high standard, the property further benefits from 'Roca' sanitary

ware, Minoli tiling, solid oak flooring and oak internal doors.

The property is freehold, connected to mains electricity, water and drainage. The property is heated via oil under floor heating system and there is uPVC double glazing throughout. There is an annual maintenance fee for the servicing of the pumping station only.

Location

Andersey Farm is set on the edge of the Lockinge Estate, nestled amongst open countryside and farmland and just a short drive from the ever popular Market Town of Wantage. Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: D



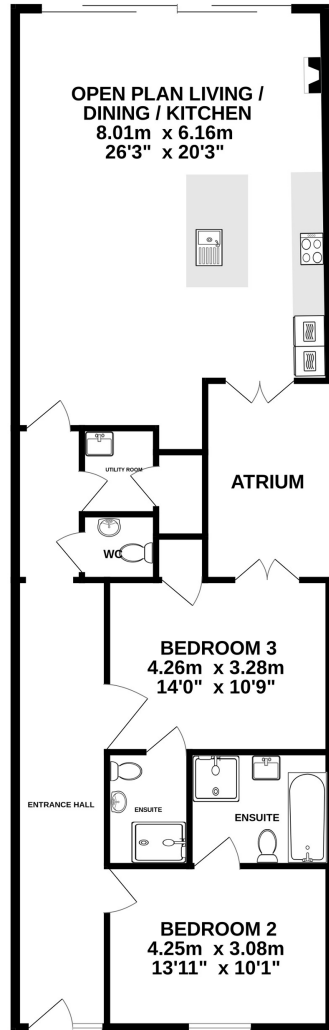
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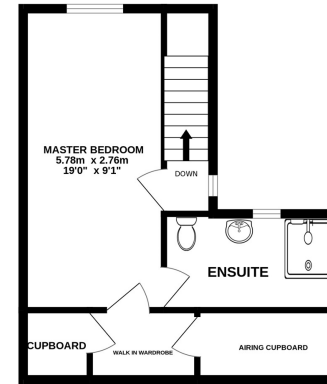
E: wantage@waymarkproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
115.6 sq.m. (1244 sq.ft.) approx.



1ST FLOOR
33.2 sq.m. (358 sq.ft.) approx.



THE FOLD ANDERSEY FARM LOCKINGE OX12 8SG

TOTAL FLOOR AREA : 148.8 sq.m. (1602 sq.ft.) approx.

Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
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