



1 Cottage, Church Road, Hinton Waldrist
Oxfordshire, £550,000

Waymark

Church Road, Hinton Waldrist SN7 8SE

Oxfordshire

Freehold

Character Thatched Cottage | Semi-Detached | Two Double Bedrooms | Open Plan Sitting/Dining Room With Wood Burner | Country-Style Kitchen | Front & Rear Enclosed Gardens | Garage | Popular Village Location | No Onward Chain - Viewing Highly Advised!

Description

A fantastic opportunity to purchase this beautiful and charming two double bedroom semi-detached thatched cottage which is situated in the popular and sought after village of Hinton Waldrist in Oxfordshire. This pretty cottage is bursting with character and offers spacious accommodation including open plan sitting/dining room, two double bedrooms, along with enclosed gardens and garage.

The accommodation comprises; Entrance hall with built-in storage, country-style kitchen with some built-in appliances, spacious dual aspect open plan sitting/dining room complete with inglenook fireplace and wood burner, landing with built-in storage, the landing can also be utilised as an office area, family bathroom and two spacious double bedrooms. Additionally, the loft provides a useful space which the owner previously used as an office.

Externally, the property enjoys a good size frontage which is laid to stone chippings, whilst the rear garden is mainly laid to lawn and enclosed by mature hedges and trees. Additionally there is a separate garage to the side of the property for parking.

The property is freehold and is connected to mains electricity, water and drainage. There is central heating throughout which is run by bottled LPG.

Location

The picturesque village of Hinton Waldrist, located c.12 miles south west of Oxford and c.11 miles from both Witney and Abingdon, sits about 1 mile above The River Thames and has beautiful views over The Ridgeway. Hinton Waldrist has a mix of both period and newer style properties within the village. Market gardening, cattle and sheep farming have a prominence here, and a small shop selling locally grown produce attracts visitors from far and wide. The village also boasts The Village Hall, Allotments, The Manor, The Grange and the beautiful 13th century church of St Margaret of Antioch. The renowned Blue Boar Public House can be found in the next village of Longworth, a short walk across the path between the two villages. Local independent schools include St Hughes, Cokethorpe School, Abingdon School and Our Lady's Abingdon School. There is a bus service through the village taking you to Oxford City Centre.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



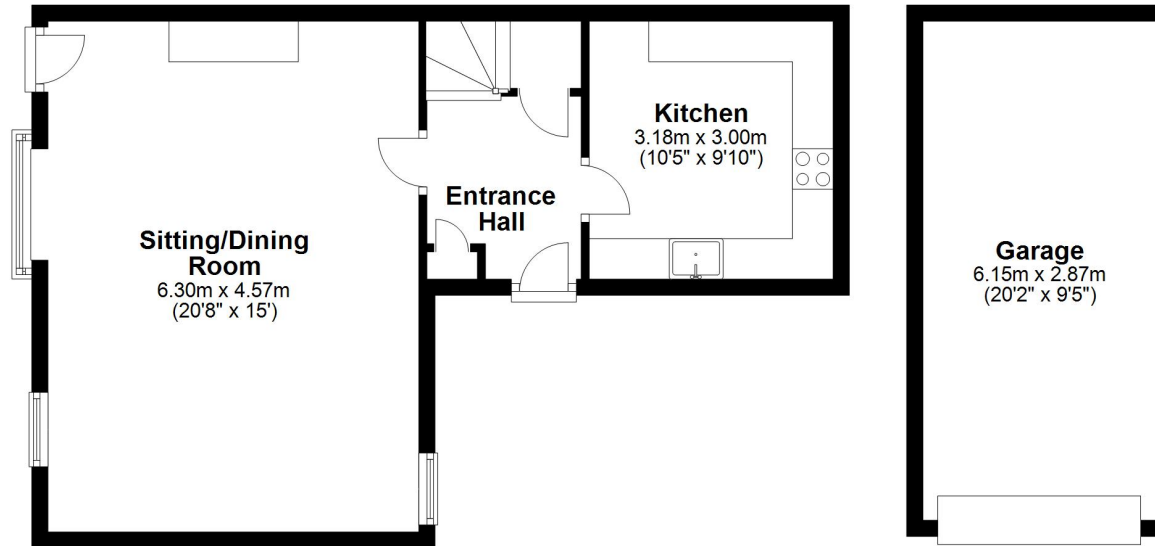
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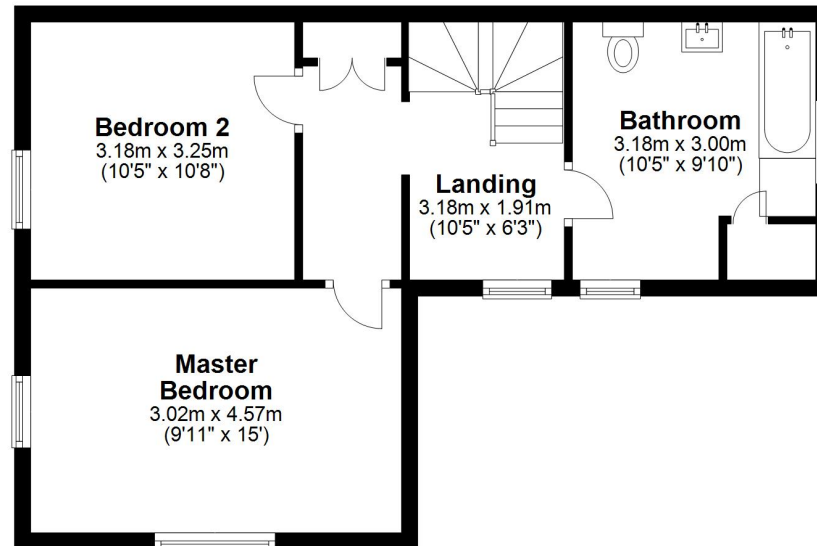
Ground Floor

Approx. 62.8 sq. metres (676.4 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.5 sq. feet)



Total area: approx. 107.9 sq. metres (1160.9 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.

