



9 Orchard Close, Charney Bassett, Wantage OX12 0EP  
Oxfordshire, £535,000

Waymark



# Orchard Close, Wantage OX12 0EP

Oxfordshire

Freehold

**Well Proportioned Four Bedroom Detached Family Home | Dual Aspect Living Room & Spacious Kitchen/Dining Room With Built-In 'Miele' Appliances | Generous Bedrooms | Stunning South Facing Rear Garden | Garage & Driveway Parking For Up To Three Cars | Pleasant Cul-De-Sac Position Within Popular Village of Charney Bassett | No Onward Chain - Viewing Highly Advised! | Well Maintained Throughout!**

## Description

Offered for sale with no onward chain, is this well proportioned four bedroom detached family home situated in a pleasant cul-de-sac within the ever sought after village location of Charney Bassett. Having been well maintained to a high standard, this well presented property should be viewed internally to fully appreciate.

The spacious entrance hall gives access to the cloakroom, light and airy dual aspect living room and the spacious kitchen/dining room. The kitchen is complete with a range of wall and floor mounted cabinets, 'Corian' worktops and built-in appliances to include; fridge/freezer, 'Miele' dishwasher and 'Miele' oven. The dining area is complemented by large windows flooding the room with natural light and door onto the beautiful garden. The first floor consists a good size landing with storage, family bathroom and four good size bedrooms.

Externally there is a beautifully landscaped and well-tended rear garden which is of a sunny, south facing aspect. The stunning garden includes a patio area perfect for outside dining and entertaining, remainder laid to lawn enclosed by flower and shrub borders. Boasting a tranquil setting, a pretty stream runs across the rear of the garden. Attached to the side of the property is a larger than average garage complete with power and light. To the front is the driveway parking for up to 3 cars and an area of lawn frontage adding to the curb appeal.

The property is freehold, connected to mains water, electricity and drainage. The property is heated via an oil fired boiler and there is uPVC double glazing which has been recently replaced throughout.

## 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 public house. 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.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: E



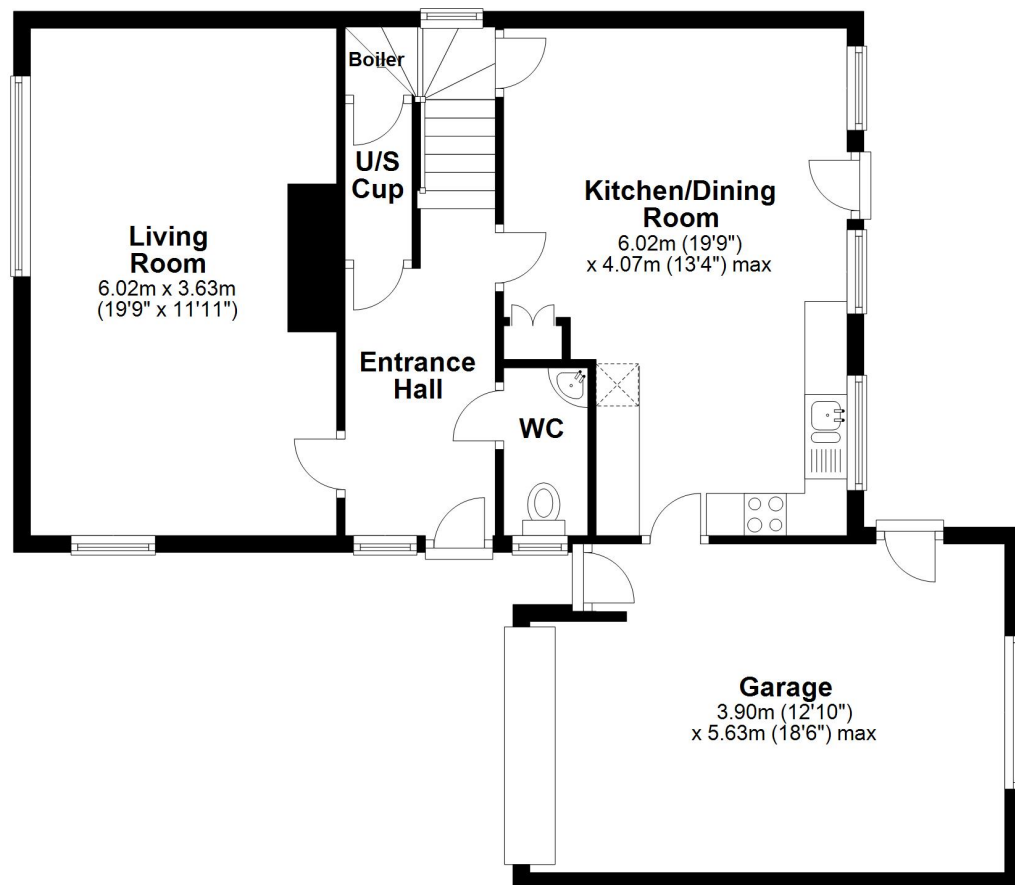
**Waymark**  
**Wantage Office**

T: 01235 645645

E: [wantage@waymarkproperty.co.uk](mailto:wantage@waymarkproperty.co.uk)

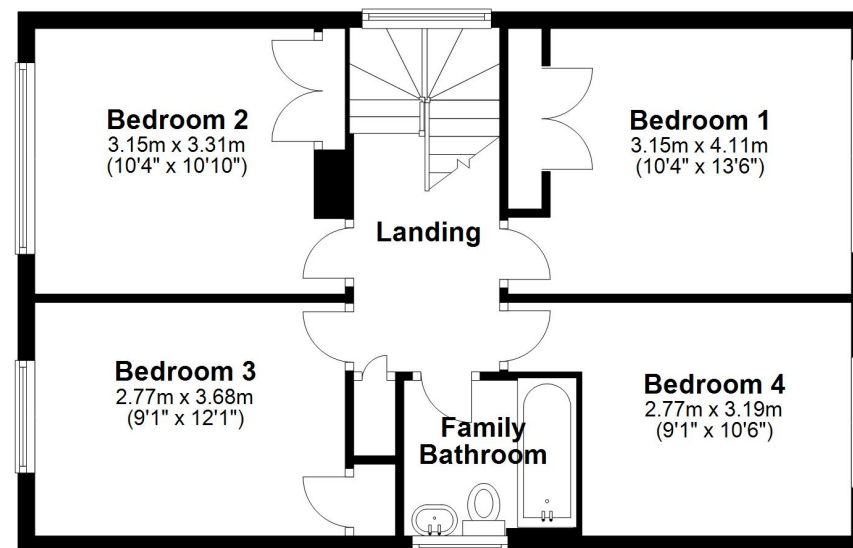
## Ground Floor

Approx. 79.8 sq. metres (859.0 sq. feet)



## First Floor

Approx. 58.1 sq. metres (625.9 sq. feet)



**Total area: approx. 138.0 sq. metres (1484.9 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.



