



Eagle Lane, Watchfield  
Oxfordshire, Offers in Excess of £350,000

Waymark

# Eagle Lane, Watchfield SN6 8TF

Oxfordshire

Leasehold

**Victorian Semi-Detached Cottage | Two Double Bedrooms | Two Reception Rooms | Large Plot And Garden | Quiet And Private Location | Gated Driveway Parking For 2-3 Vehicles | Detached Garage/Studio/Office & Large Store | Leasehold**

## Description

An impressive two double bedroom, semi-detached Victorian cottage which benefits from a large plot along with a sizable rear garden, plenty of off-street parking as well as garage and store room. The cottage is situated in the heart of the beautiful village of Watchfield and the tenure is leasehold, with the freehold being owned by the National Trust as the property is of some historic interest. There is circa 94 years left on the lease and there is a fixed ground rent of just £10 per annum.

This beautiful cottage is full of character and comprises of; Entrance hall, downstairs w/c, fitted kitchen with access out to the front along with under-stairs storage with plumbing for washing machine, spacious sitting room with fire place, dining room, landing, bathroom, two light and airy double bedrooms, and significant additional storage in the half-boarded loft.

The current owners have modernised and improved the property throughout their ownership, and have re-decorated throughout as well as lay new flooring and add LED lighting in some rooms also.

Outside there is a gated driveway providing off-street parking for 2-3 cars that leads to the detached garage. The garage has been part converted and can also be utilised as an office/studio. The rear garden is a fantastic size and has been beautifully designed. The garden is mainly laid to lawn along with a large paved terrace area which is perfect for outside dining and entertaining. There is also a pond with water feature at the bottom of the garden as well as a large store room.

The cottage is connected to mains gas, electric, water and drainage. There is gas central heating. This property must be viewed to be fully appreciated

## Location

Watchfield is a charming village with a church, village hall, public house and primary school. There are a small range of shops to the north of the village and a larger selection within the adjoining village of Shrivenham. On the western edge is The Defence Academy of the United Kingdom, providing post-graduate level education for UK and overseas military personnel.

The nearby market town of Faringdon provides a further range of amenities including primary and secondary schools, Waitrose, Aldi and Tesco supermarkets, a leisure centre and numerous other facilities. The area is served well for private education with St Hugh's and Pinewood Prep schools both within 10 miles. A regular No.S6 bus service runs between Oxford and Swindon calling through Watchfield.

Watchfield is just south of the A420 which leads directly to Swindon (5 miles) to the west and Oxford (15 miles) to the east, where main road and rail links can be found.

## 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+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(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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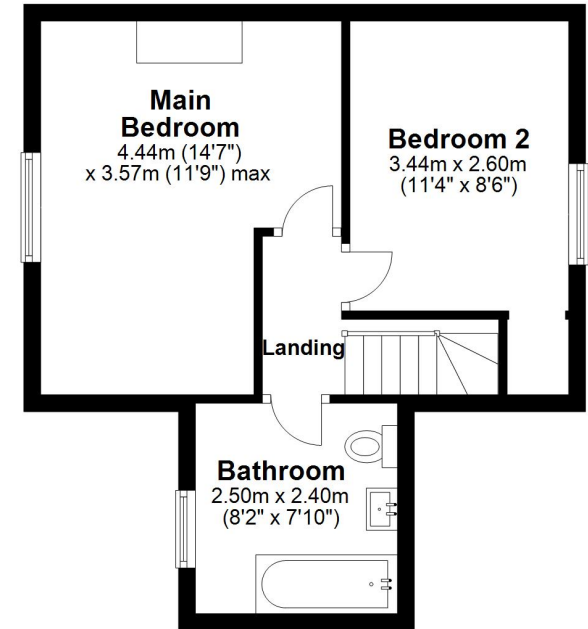
## Ground Floor

Approx. 71.2 sq. metres (766.5 sq. feet)



## First Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



**Total area: approx. 105.3 sq. metres (1133.1 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.

