



Buckland Road, Charney Bassett OX12 0ES

Oxfordshire

Freehold

Beautifully presented detached property | Spacious master bedroom with ensuite shower room | Open plan living space with Bi-fold doors out to the garden | South facing private garden | Desirable village location | Garage & driveway parking | Open fire place

Description

A beautifully presented detached property that has been extended and improved by the current owner and now provides a deceptively spacious and light home.

Approached across a gravelled driveway, the front door leads into a central hallway. To the left is the kitchen which is fitted with a range of wall and floor mounted units with an integrated dishwasher, double oven and hob. To the rear of the property is a magnificent open plan living/dining/garden room which has a working open fire for cosiness but is also flooded with light with Bi-fold doors out to the garden. To the left of the living space is a useful study/home office.

To the right off the central hall is the master bedroom suite which enjoys views over the rear garden, has fitted wardrobes and a modern ensuite shower room. There is a second good sized double bedroom, also with fitted wardrobes and family bathroom with both a separate shower and bath.

Externally to the front of the property is a gravelled driveway providing parking for 2-3 cars and also gives access to the garage. The front gardens provide a pleasant mix of lawn and established planting. A pathway leads round to the south facing rear garden which is a gardeners delight, providing a mixture of paved seating areas, fruit trees, lawn and established shrubs. A timber storage shed completes the rear garden.

The property is freehold and is centrally heated by bottled LPG gas and there is under floor heating to part of the open plan living space. We believe the property to be connected to mains water, drainage and electricity.

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 thriving pub. 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 (7 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

Viewings by appointment only please.

Local Authority

Vale of White Horse District Council Band E

Tax Band: E



Waymark
Wantage Office

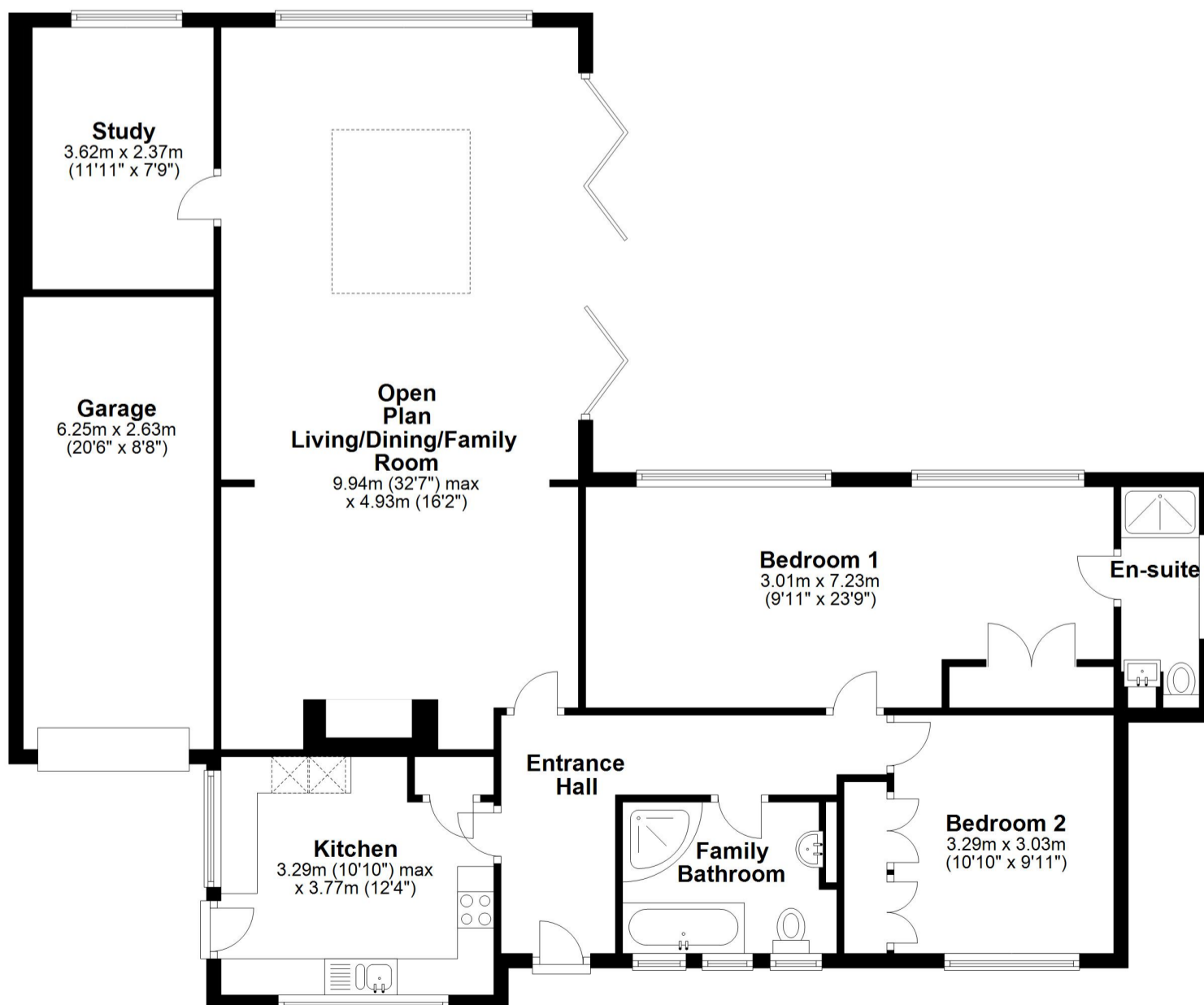
T: 01235 645645

E: wantage@waymarkproperty.co.uk

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		
(21-38)	F	31	46
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Ground Floor

Approx. 143.0 sq. metres (1539.7 sq. feet)



Total area: approx. 143.0 sq. metres (1539.7 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.