



High Street, Hinton Waldrist, SN7 8RN

Guide Price £895,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

A modern four-bedroom detached home located in the sought-after village of Hinton Waldrist. The property is accessed via a private driveway off the High Street.

The ground floor features a spacious entrance hall, a generous living room with a bay window and Jetmaster open fire. Double doors open into the adjoining dining area, creating a flexible flow through the living spaces. French doors from the living room lead into the conservatory, which overlooks the rear garden. The kitchen/dining room offers scope for further open-plan configuration and is complemented by a separate utility room housing a Bosch Worcester oil-fired boiler. Additional ground floor accommodation includes a study and a downstairs cloakroom with WC.

Upstairs, the master bedroom benefits from an en-suite bathroom and a walk-in wardrobe. There are three further bedrooms, two of which include built-in wardrobes, along with a well-appointed family bathroom. The landing provides loft access via a fitted ladder, with the loft fully insulated for improved energy efficiency.



Outside, the property is approached via a shingled driveway leading to a detached double garage, which is double-skinned and plastered — offering potential for conversion, subject to the necessary consents. The rear garden enjoys a westerly aspect and is beautifully maintained with lawn, well-stocked flower and shrub borders, a patio area, and a timber garden shed.





## Key Features

- Modern 4-bedroom detached home in sought-after Hinton Waldrist
- Private driveway off High Street
- Spacious sitting room with bay window and open fire
- Separate study & conservatory
- Master with en-suite and walk-in wardrobe
- Detached double garage with conversion potential
- Westerly-facing garden with patio and shed
- EPC Rating D - Council Tax Band G





## The Location

Hinton Waldrist is a delightful village nestled in the heart of the Oxfordshire countryside, offering a tranquil and picturesque setting ideal for country living. This sought-after village is known for its peaceful atmosphere, charming rural character, and strong sense of community. Residents enjoy easy access to nearby market towns such as Faringdon and Abingdon, which provide a range of shopping, dining, and leisure facilities. Oxford is also within easy reach, making it convenient for commuting and cultural activities. With excellent road connections, including proximity to the A420 and the M4 motorway, Hinton Waldrist combines the best of rural charm with modern accessibility. The village is well placed for local schools, country walks, and a relaxed lifestyle away from the bustle of city life.

- Utilities: Mains electricity/water/drainage are connected.
- Heating: Oil fired central heating.
- Parking: Private driveway & double garage.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: None known.

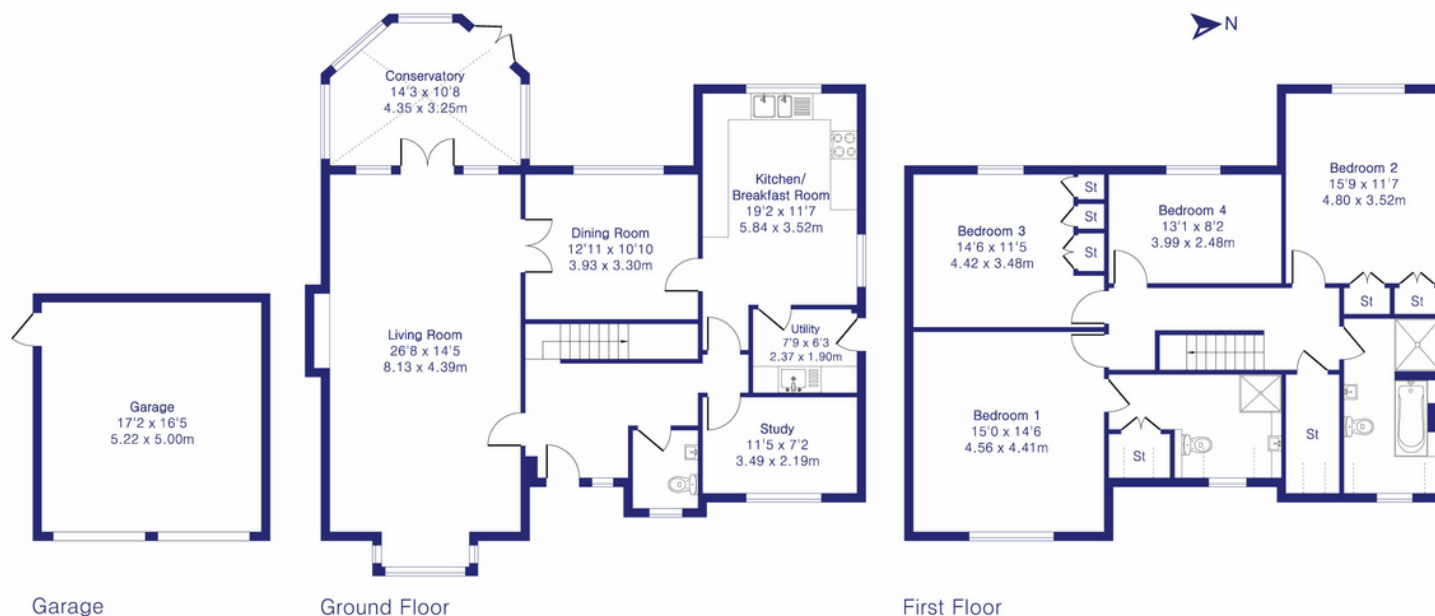


## Approximate Gross Internal Area 2523 sq ft - 234 sq m

Ground Floor Area 1210 sq ft – 112 sq m

First Floor Area 1032 sq ft – 96 sq m

Garage Area 281 sq ft – 26 sq m



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