



Gemini Cottage

12 The Row, Hinton Waldrist, Oxfordshire SN7 8RS

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Situated in the heart of this small, highly regarded village, a delightful period cottage of character which provides well presented accommodation and an attractive and appealing garden, which is found to the rear. There are 3 reception rooms plus an impressive kitchen/family/garden room, with bi-fold doors opening to the garden; whilst on the first floor are found 3 double bedrooms and a large bathroom. A useful shower room and separate utility room are also found on the ground floor and there are the further significant advantages of a large loft/hobby room and a substantial home-office (towards the end of the garden). There is also rear vehicular access to 2 parking spaces and a good size garage, with remote opening shutter-style doors. LPG fired gas central heating is installed and double glazing is fitted.

All mains services, except Gas. Ultrafast broadband available. Mobile & data: EE, Vodafone- 'Limited' coverage. NB. We understand that the left neighbour has a right of way along the side passage.

Directions

Leave Witney via Ducklington Lane (A415) and take the fourth exit off the roundabout towards Standlake. Upon reaching Standlake, continue through the sharp left bend and proceed out of the village and over the bridges. After a further distance, take the right turn (before the A420) signposted Longworth and Hinton Waldrist. Continue through Longworth and on to Hinton Waldrist. Upon reaching the village, take the left turn into 'The Row'. Gemini Cottage is found on the left hand side, marked by a Thomas Merrifield For Sale Board.

Distances

Witney, Market Square c. 10.4 miles / Oxford 13.3 miles / Didcot Parkway Train Station c. 14.1 miles / Abingdon c. 8.8 miles

Draft details - may be subject to alterations. 06C25





GROUND FLOOR

Living Room

Sitting Room

Snug

Kitchen/Dining Room

Utility Room

Shower Room

FIRST FLOOR

Landing

3 Double Bedrooms

Large Family Bathroom

SECOND FLOOR

Large Loft/Hobby Room

Double Glazing

LPG Central Heating

OUTSIDE

Substantial Home Office

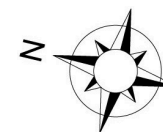
Large Garage (with electronic opening shutter-style doors to both ends)

Attractive & Appealing Rear Garden

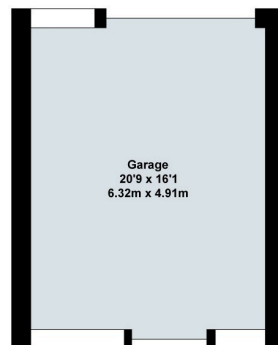
Driveway Parking To The Rear For c. 2 Vehicles

Price £650,000 Freehold
VHWD Tax Band E / EPC Rating: 52/E

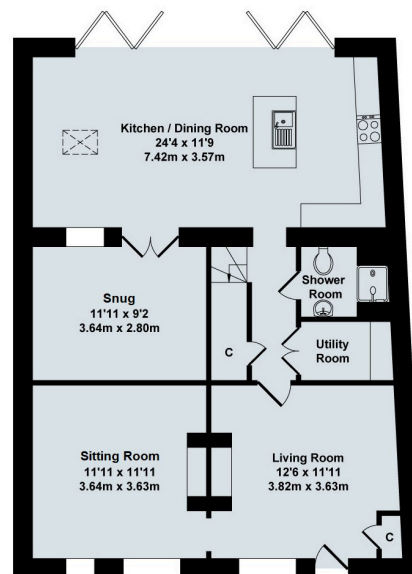




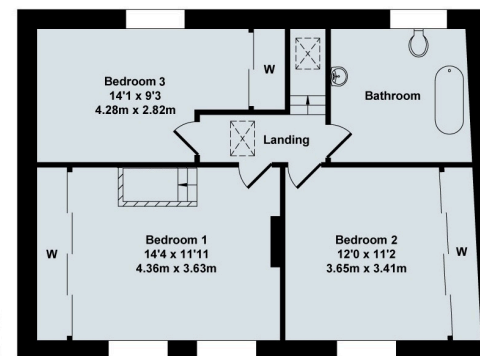
Garden Office



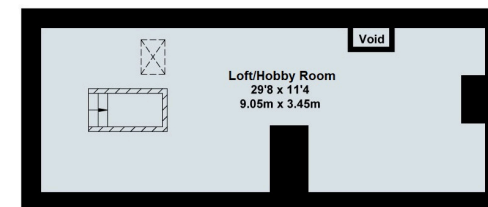
Garage



Ground Floor



First Floor



Second Floor

12 The Row, Hinton Waldrist

Total Approx. Floor Area 2391 Sq.Ft. (222.10 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

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