



THOMAS
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SALES LETTINGS

The Green, Charney Bassett, OX12 0EU
£1,150,000 Freehold

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The Property

A beautiful and charming 18th century cottage set in 1/3 acre within the picturesque village of Charney Bassett Oxfordshire.

The Cottage on the Green is a detached Grade II listed thatched property facing the village green with neighbouring paddock land to the side and rear of the house. It is situated on 1/3 acre plot with an enclosed private garden courtyard area with well and a lovely bright and airy two storey thatched annexe. The house is full of period features and character such as exposed beams pretty windows and an inglenook fireplace with the old bread oven still in place. Upon entering the house you come to the reception hall with stairs to the first floor cloakroom and access to the sitting room which has the gorgeous inglenook fireplace and a door onto the rear garden. Off the hallway is also the spacious dining room with windows overlooking garden and paddock to the front and side of the house. At the rear of the property is the farm-style kitchen with a range of fitted floor and eye level units wooden worktops integrated double oven separate hob and sink and enough space for a breakfast table. Off the kitchen is a large utility room and door to the rear garden.

On the first floor there are four generously sized bedrooms two with built in cupboards and one with exposed stone. The master bedroom has an ensuite bathroom with walk in shower and twin sinks while a further family bathroom shares the features of twin sinks and underfloor heating.

To the front of the property is a driveway and garden space with a number of mature trees and shrubs creating privacy. There is side access to the rear garden which has a courtyard area between the main house and annexe also a large lawn with a number of shrubs and mature trees including apple trees. There is a second driveway to the rear of the plot which provides ample parking and access to a large double garage.





Key Features

- A beautiful detached thatched cottage
- Sitting room with original inglenook fireplace
- Kitchen breakfast room
- Separate dining room overlooking paddocks and garden
- Downstairs WC and utility room
- Ensuite to master bedroom and further family bathroom
- 1/3 acre garden with two driveways
- Incredible one bedroom annexe
- Double garage
- Council Tax Band: G



The Location

The village of Charney Bassett lies in open country by the meandering River Ock in the Vale of the White Horse. There has been a settlement here since Anglo-Saxon times while just to the north Cherbury Camp an earthwork fort dates back to the Iron Age. The earliest surviving record shows land granted to the Abbot of Abingdon Abbey in 811 AD.

Charney Bassett lies 4 miles north of Wantage 6 miles east of Faringdon and 12 miles south of Witney while Oxford city centre is 15 miles away. Locally there is an array of excellent walks riding routes and sports facilities such as Frilford Heath Golf Club and Newbury Racecourse also a number of convenience stores at nearby Southmoor and Kingston Bagpuize. The village is well served by road with access to the A34 connecting to the M4 in the south and the M40 in the north with the A420 catering to destinations in the west. A mainline station at Didcot Parkway (circa 9 miles) provides a fast service to London Paddington in 40 minutes.



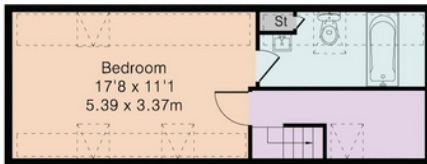
Charney Bassett enjoys a friendly community and excellent village pub The Chequers. Annual events such as the village Fete and May Day festivities keep old traditions alive while the local area is also renowned for its excellent choice of schools including Abingdon St Helen & St Katharine St Hughs and The Manor.

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

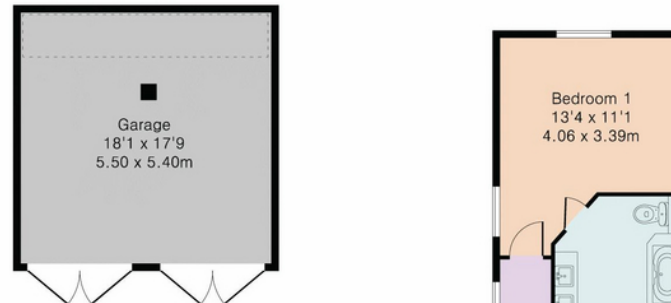
Approximate Gross Internal Area 3100 sq ft – 288 sq m
Ground Floor Area 975 sq ft – 91 sq m
First Floor Area 952 sq ft – 88 sq m
Annexe Ground Floor Area 516 sq ft – 48 sq m
Annexe First Floor Area 334 sq ft – 31 sq m
Garage Area 323 sq ft – 30 sq m



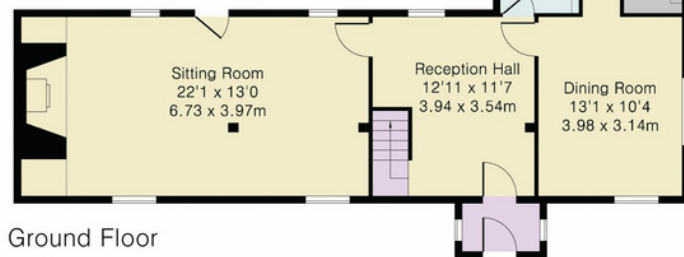
Annexe First Floor



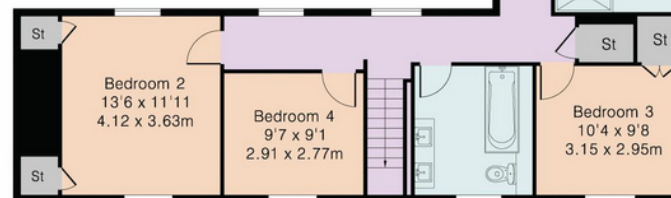
Annexe Ground Floor



Garage



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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