



30 New Road, Charney Bassett, OX12 0ER

£545,000

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

This charming period home is bursting with character which benefits from delightful gardens and ample driveway parking. Charncote is a stunning period stone cottage dating back to Circa. 1850 and is located at the very heart of the pleasant south Oxfordshire village of Charney Bassett, and just a short stroll from the village pub.

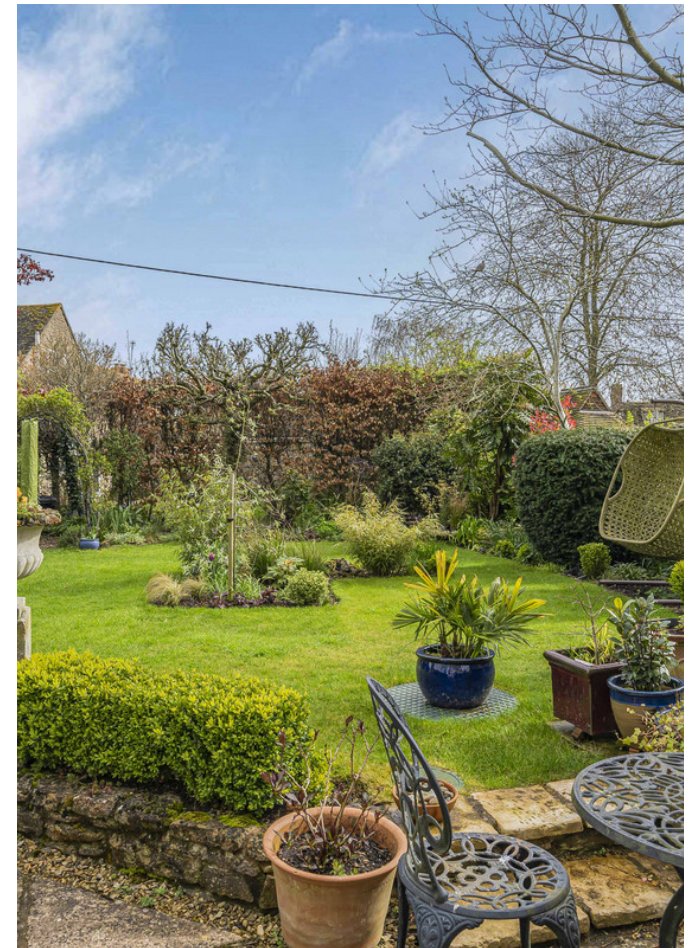
The versatile accommodation comprises entrance hall with a window looking into the sitting room and leads onto a spacious kitchen/breakfast room with built in appliances, the rear dining room has been added on with a glass roof allowing it to fill with natural light, the sitting room has all the cosy feelings of a cottage with a log burner and views over the front gardens, the rear inner hall has a large storage cupboard and cloakroom, and a delightful conservatory which benefits underfloor heating for year round use to enjoy the views over the rear garden.

To the first floor there is a wonderful spacious master bedroom with built in wardrobes and feature fireplace, a second double bedroom, single third bedroom and a family bathroom with shower over bath.

Outside to the front a driveway for two vehicles, a very well kept front garden, the good size side and rear garden is separated into a kitchen garden, patio, lawn space, original stone outbuilding, and pretty flower borders, there is also a rain water gathering tank fitted underground. Other benefits include a recent full roof replacement.

Some material information to note: Freehold property. LPG central heating. Mains water, mains electrics and mains drains. The property driveway parking. Ofcom checker indicates standard and superfast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with some major providers. The government portal generally highlights this as a low flood risk postcode. Planning permissions in place opposite on the grounds of the old school for 5 dwellings.





## Key Features

- Delightful period property
- Driveway parking
- Quiet Oxfordshire village location
- Front, rear and side gardens
- Kitchen / breakfast room
- Conservatory with underfloor heating
- Good size master bedroom
- Dining room
- Sitting room with log burning stove

## The Location

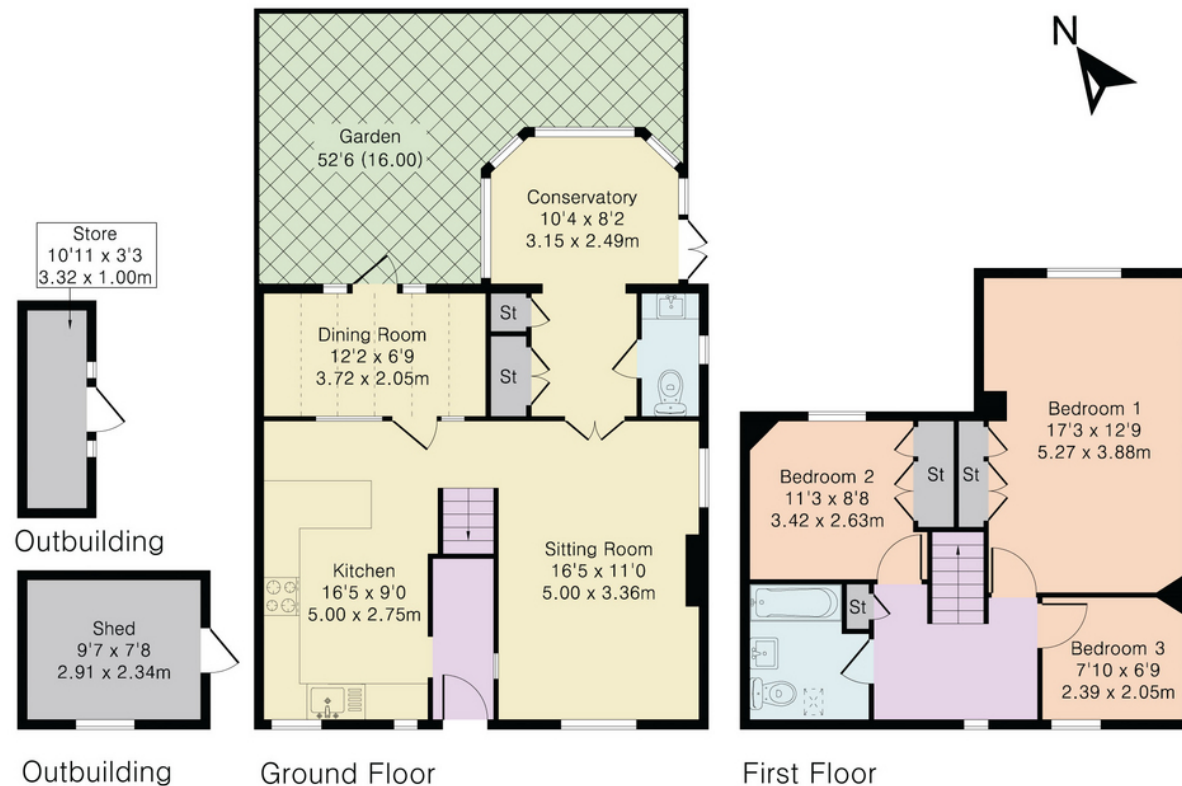
Charney Bassett lies 4 miles north of Wantage 6 miles east of Faringdon and 12 miles south of Witney while Oxford city centre is 15 miles away. Locally there is an array of excellent walks riding routes and sports facilities such as Frilford Heath Golf Club and Newbury Racecourse also a number of convenience 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.

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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 1233 sq ft – 115 sq m  
Ground Floor Area 645 sq ft – 60 sq m  
First Floor Area 479 sq ft – 45 sq m  
Outbuilding Area 109 sq ft – 10 sq m



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