



Orchard Close, Charney Bassett, OX12 0EP

Guide Price £525,000 Freehold

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SALES LETTINGS



The Property

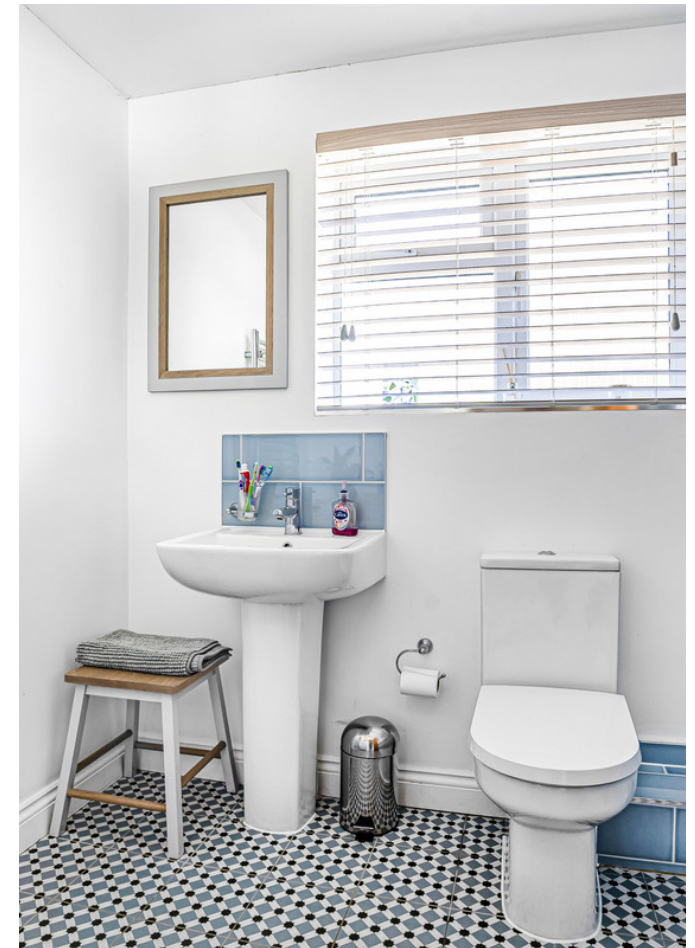
A delightful four bedroom detached property situated on a corner plot in the popular village of Charney Bassett.

The property comprises entrance porch, large entrance hall leading to a dual aspect spacious sitting room with wood burning stove, cloakroom, the kitchen / dining room which is also generous in size with French doors leading to the garden. The kitchen has a range of eye and base level units with doors to a utility room and further doors from the utility room into the garden and garage. To the first floor are four double bedrooms one of which is currently used as a study and family shower room.

Outside the front of the property is enclosed by a stone wall and wooden gates, the large driveway has space for multiple vehicles, there is an area of lawn and access to the garage. The rear garden has a walled patio area offering a good degree of privacy and great entertaining space, lawn area and side access gate.

Some material information to note: Freehold property. Oil central heating. Mains water, mains electrics and mains drains. The property has 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. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Four bedroom detached property
- Corner plot location
- Spacious kitchen / dining room
- Sitting room with wood burner
- Cloakroom
- Utility room
- Family shower room
- Rear garden
- Garage
- Council tax band E, EPC rating: E

The Location

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. Charney Bassett lies 4 miles north of Wantage 6 miles east of Faringdon and 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. There are 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, the M40 in the north and A420. A mainline station at Didcot Parkway (circa 12 miles) provides a fast service to London Paddington in 40 minutes.

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.

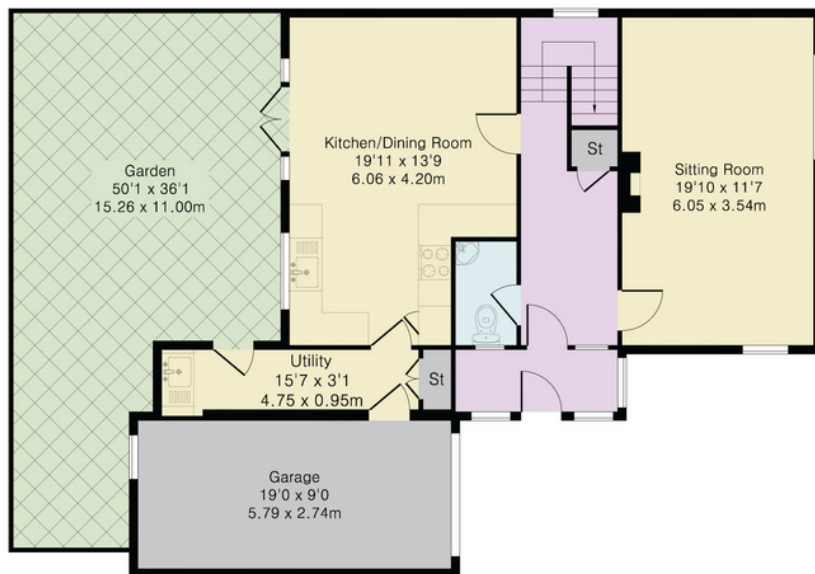
2. Any areas, measurements or distances are approximate.

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.

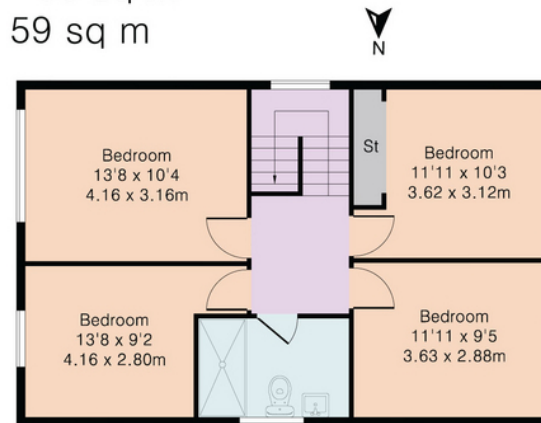
Approximate Gross Internal Area 1554 sq ft - 145 sq m

Ground Floor Area 922 sq ft – 86 sq m

First Floor Area 632 sq ft – 59 sq m



Ground Floor



First Floor

Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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