



3 HITHERCROFT COTTAGES

Wallingford, Oxfordshire OX10 9ES



3 HITHERCROFT COTTAGES, WALLINGFORD, OXFORDSHIRE OX10 9ES

A rare opportunity to acquire an attractive period cottage for improvement in a good sized plot.

Wallingford 1.5 miles | Didcot 5 miles
Oxford 16 miles | A34 8 miles

For sale by private treaty.
In all about 0.25 acres (0.10 hectares)

Description

3 Hithercroft is an attractive 3 bedroom semi-detached cottage of brick under decorative tile construction set within approximately 0.25 acres including garden and parking.

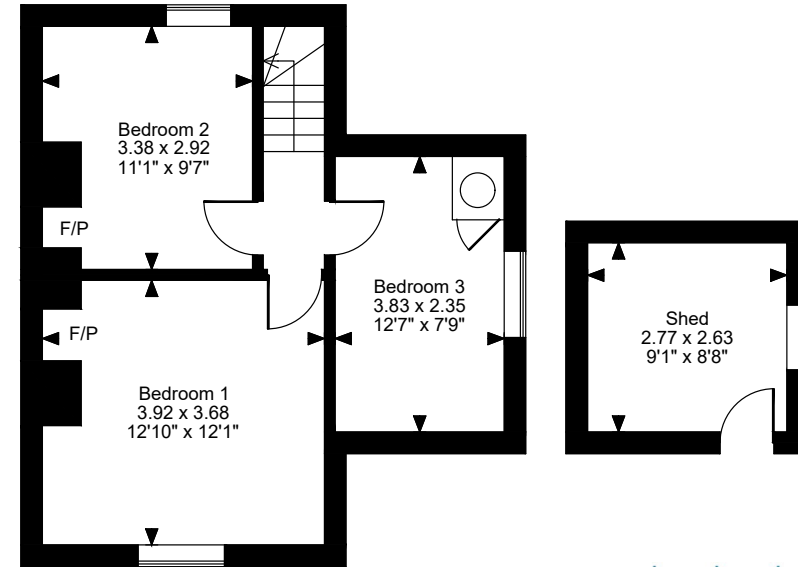
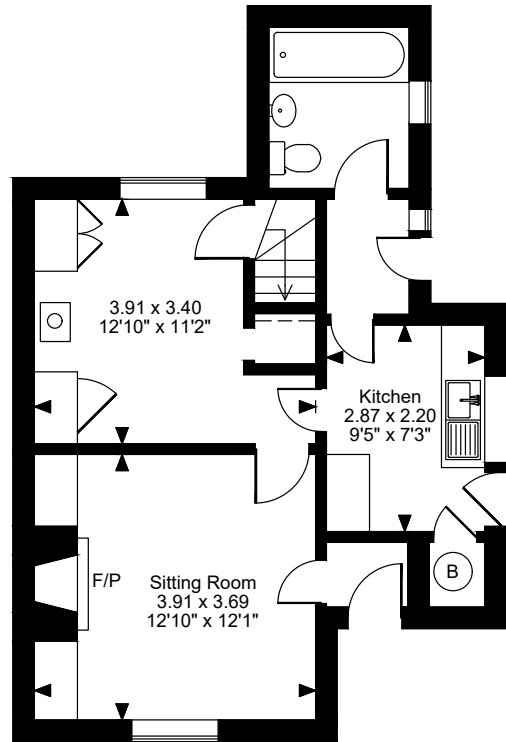
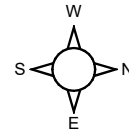
The plot offers significant potential, subject to planning and any other required consents, to extend the cottage and create a comfortable family home in a very well located, but rural, setting.

The accommodation is as shown on the floor plan and currently provides kitchen, sitting room, dining room and bathroom on the ground floor. The reception rooms include exposed timber and brickwork providing enormous charm and character to the cottage.

On the first floor are three bedrooms two of which retain fireplace openings.

Outside is a superb sized garden and semi-detached garden outbuilding. The property has appealing countryside views from the garden and house.

Hithercroft Cottages, Hithercroft, Wallingford
Approximate Gross Internal Area
Main House = 873 Sq Ft/81 Sq M
Shed = 78 Sq Ft/7 Sq M
Total = 951 Sq Ft/88 Sq M



Ground Floor

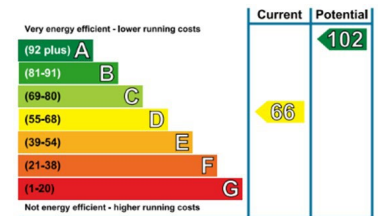
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Location

The property is located at Hithercroft, a small hamlet approximately 1.5 miles to the west of Wallingford. Wallingford itself provides a range of amenities and Didcot, with its mainline railway station (London Paddington in around 40 minutes) and further amenities, is within 5 miles.

What3Words

The entrance to 3 Hithercroft will be found at What3Words location: [///ruffling.retrain.candles](#)

Services

Mains electricity and mains gas. Private water and private drainage.

Driveway

The property is accessed initially over a driveway from the public highway. Other properties share this driveway and have a right of way over it.

Method of Sale

The property is offered for sale by private treaty as a whole.

Health and Safety

We ask you to be as vigilant as possible to any potential risks when making your inspection.

Viewings

Strictly by appointment with the Agents. Please contact us to arrange a viewing

Local Authority

South Oxfordshire District Council www.southoxon.gov.uk. The Property is Council Tax Band C.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for VAT purposes such tax will be payable in addition.

Plans

Plans included within these particulars are based upon Ordnance Survey data and are for reference and identification purposes only. All measurements and distances are approximate.

Directions

If approaching Wallingford from Didcot turn right at the first roundabout as you approach Wallingford to continue along the A4130. At the next roundabout turn into Hithercroft Road and the property will be found on the left hand side after approximately $\frac{3}{4}$ mile.

For Further Information

Please contact Alex Brown, Liane Marchant or Kevin Prince on 01235 862888 or alternatively email alexandra.brown@adkin.co.uk, liane.marchant@adkin.co.uk or kevin.prince@adkin.co.uk.



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