

GREEN &
CO

£450,000

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RESIDENTIAL

FOR SALE

01235 763562
www.greenand.co.uk

4 Croft End

Letcombe Regis Wantage Oxfordshire OX12 9JJ



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Description

Occupying a generous plot in this highly desirable village this detached bungalow features flexible accommodation including two/three bedrooms, large kitchen sitting room and wet room with attached single garage, ample driveway parking and mature front and rear gardens. Offered for sale with the distinct advantage of no onward chain the property also features oil fired central heating and double glazed windows. We strongly recommend a viewing so as not to miss out on this rarest of opportunities.

Location

Letcombe Regis & Letcombe Bassett nestle at the foot of the Berkshire Downs escarpment on Letcombe Brook approximately one 1 mile southwest of the historic Market Town of Wantage. Recorded in The Domesday Book of 1086, Letcombe's name may derive from the Old English Ledecumbe, meaning the lede in the combe – i.e., the brook in the valley. The recent addition of the Richmond Village retirement development, featuring a shop, restaurant, and leisure facilities and the re-opening of the superb Greyhound Public House have enhanced this already thriving local community. With superb access to the surrounding countryside, The Letcombe Regis and Bassett are pretty English villages with a range of property stock, from period country cottages to executive style family homes, and just





about everything in between making this one of the area's most desirable locations.

Ofcom

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted this link then please click on our attached PDF brochure and click on the link there. If the subject property is a new build then please refer to the developer's specification.



what3words

[w3w.co/lights.duplicate.tennis](https://www.what3words.com/location/w3w.co/lights.duplicate.tennis).

Tenure

Freehold.

Heating Type

Oil fired central heating to radiators.

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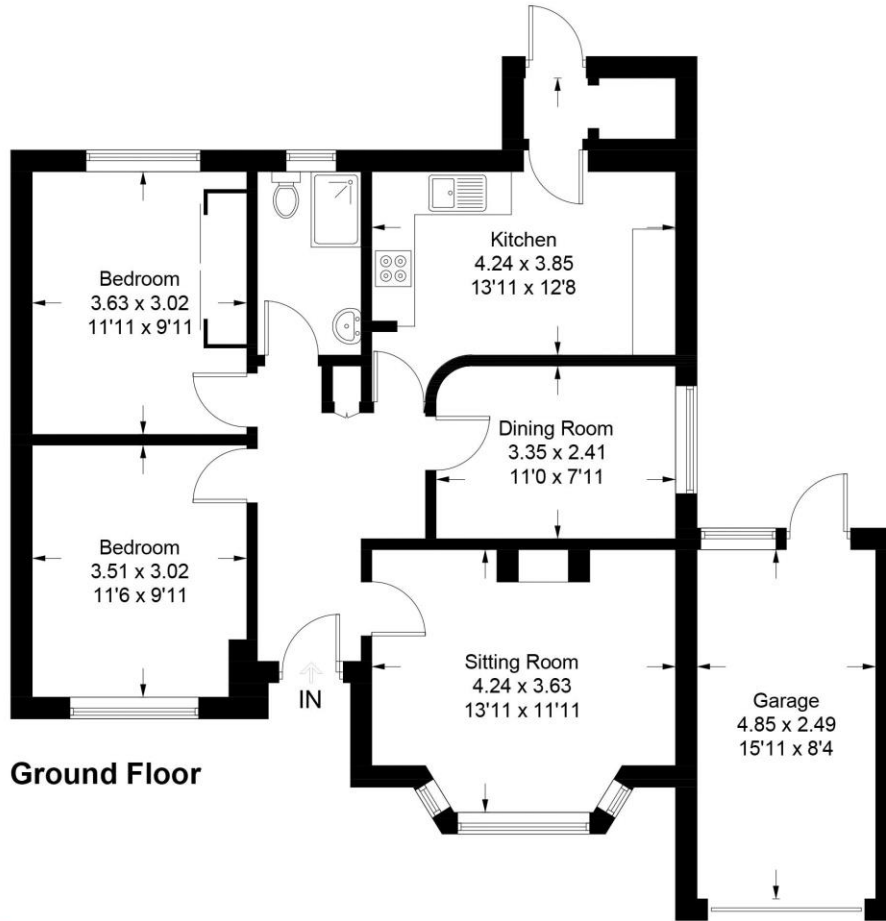




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Approximate Gross Internal Area = 73.4 sq m / 790 sq ft
Garage = 12.5 sq m / 134 sq ft
Total = 85.9 sq m / 924 sq ft



Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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EER

D.

Council Tax Band

E.



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CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.