

GREEN &
CO

£895,000

Magpie Cottage Hyde Road
Denchworth Wantage Oxfordshire OX12 0DX



GREEN &
CO

Description

Simply stunning “chocolate box” timber-framed, four/five bedroom detached cottage under a thatched roof. Lovingly restored, improved and sympathetically extended when first purchased by the by the current owner this dream property features much charm and character with well-proportioned rooms including a farmhouse kitchen, wonderful sitting room with an impressive fireplace, triple aspect dining room, cloakroom and utility room on the ground floor. Upstairs there are four double bedrooms, one of which features a mezzanine floor which would be a fantastic study/bedroom with an ensuite shower room to the master bedroom and delightful family bathroom. With beams galore (none of which are too low) the main house is a delight and occupies a generous plot (0.14 acres 0.06 Ha in total). The pretty cottage gardens are private and secluded with a detached double garage and driveway parking to the rear. Over the garage is a further bedroom/work-from-home room which could be converted to an annexe or other uses as the garage has a water supply and power, subject to permission. Set in this superb village with a pub just around the corner this is a property not to be missed and we strongly recommend a viewing.

Location

Denchworth lies approx. 2.5 miles north of Wantage, nestling in a stunning countryside location. The parish church and public house, The Fox, are the main focus of the neighbourhood, with many period properties creating a quintessential English village scene. Ideal for ramblers, dog walkers, and cyclists alike; Denchworth provides archetypal rural life with an



33 Market Place, Wantage, Oxon, OX12 8AL t:01235 763562 e:sales@greenand.co.uk



established community dating back many centuries. More comprehensive local facilities can be found in nearby Grove, approx. 1 mile away. Properties rarely come to the market in this part of the world and hence, coupled with its wonderful location, help establish Denchworth as one of Oxfordshire's most sought after villages.

Grade II Listed

DENCHWORTH HYDE ROAD SU39SE (East side)
1/12 Magpie Cottage GV II House. C17.
Square/rectangular timber framing; thatched roof;



stone stack finished in brick. 2-unit lobby-entry plan. 2 storeys; 3-window range. C20 door and casements. Ridge stack. Interior: Plain beams and joists; exposed timber framing; original roof destroyed by fire. Listing NGR: SU3815191872

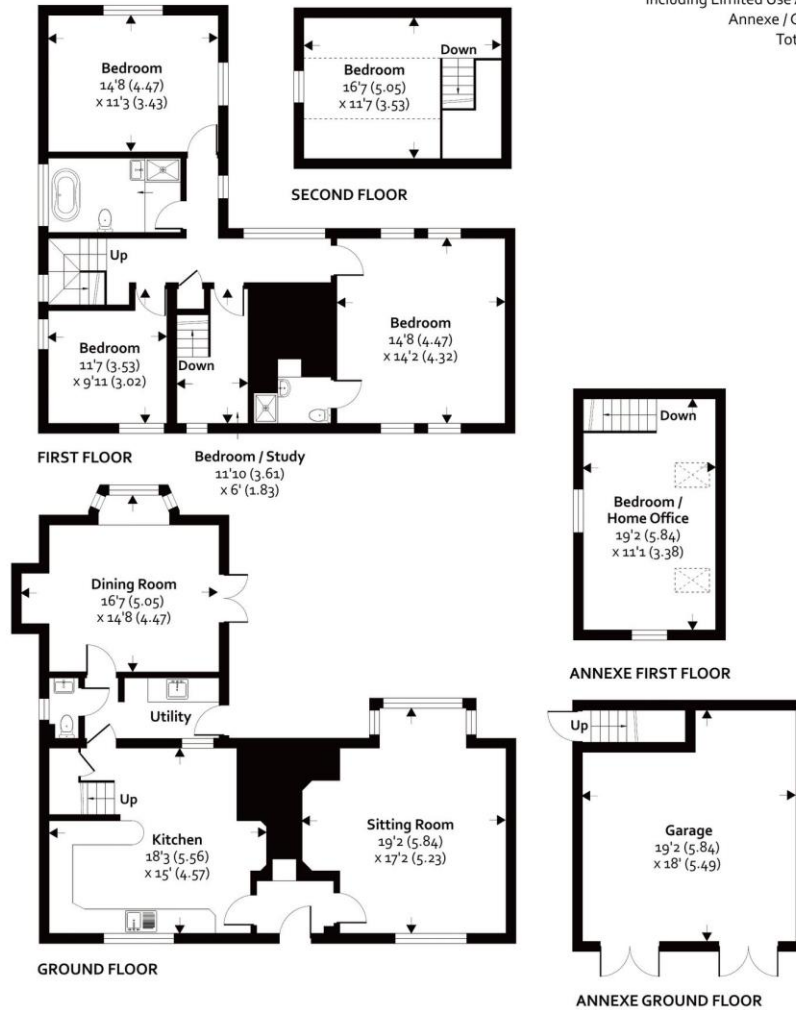
Ofcom

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.



Magpie Cottage, Hyde Road, Denchworth, Wantage, OX12 0DX

Approximate Area = 1829 sq ft / 170 sq m
Including Limited Use Area(s) = 94 sq ft / 8.7 sq m
Annexe / Garage = 549 sq ft / 51 sq m
Total = 2472 sq ft / 229.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2024. Produced for Green & Co. REF: 1081166



Tenure
Freehold.

What3Words
w3w.co/debut.shimmered.flow.

Utilities
No mains gas. All other main services connected.

Heating Type
Oil fired central heating.

EER
Grade II exemption.

Council Tax Band
G.

33 Market Place, Wantage, Oxon, OX12 8AL t:01235 763562 e:sales@greenand.co.uk

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

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.