

GREEN & CO

£440,000



Old Plough Cottage

Kingston Lisle Wantage Oxfordshire OX12 9QL



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## Description

Set in an idyllic village location Old Plough Cottage is, as its name suggests, a former public house with much character occupying a generous plot. This quaint semi-detached cottage is ready for its next custodian to update it, to include refurbishment of the timber framed windows. The cottage retains its cellars alongside (or indeed under) its two reception rooms, kitchen and utility room on the ground floor with three bedrooms and a bathroom on the first floor. The garage and parking are to the rear accessed via Manor Farm yard, with a generous garden which offers much scope. Offered for sale with no onward chain, opportunities such as this are few and far between and we strongly recommend a viewing to realise the full potential.

## Location

Beyond the confines of this quaint cottage, Kingston Lisle delights with its traditional character and outstanding beauty. Surrounded by the unspoilt rolling Lambourn downs, this village exudes charm. Lace up your walking shoes and embark on a scenic journey along the pre-Roman Ridgeway path that traverses this breathtaking landscape. Just a short drive away lies Uffington, home to the famous White Horse, the oldest hill-carved horse in the country. Embrace the heartwarming village life that revolves around Kingston Lisle's Village Hall, church, pub, and children's playground. Regular events and gatherings provide a sense of community for both villagers and visitors. Need a wider range of amenities? The historic Market Town of Wantage, a stone's throw away, offers an array of independent and high street retailers, delightful cafes, and reputable schools for all ages. You'll also find major supermarkets such as Sainsbury's and Waitrose, ensuring convenience is always at your fingertips.

**Ofcom**



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



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### **what3words**

w3w.co/respected.poems.tearfully.

### **Tenure**

Freehold.

### **Utilities**



To be confirmed from PIQ.

### **Heating Type**

Oil fired central heating to radiators.

### **EER**

E.

### **Council Tax Band**

D.

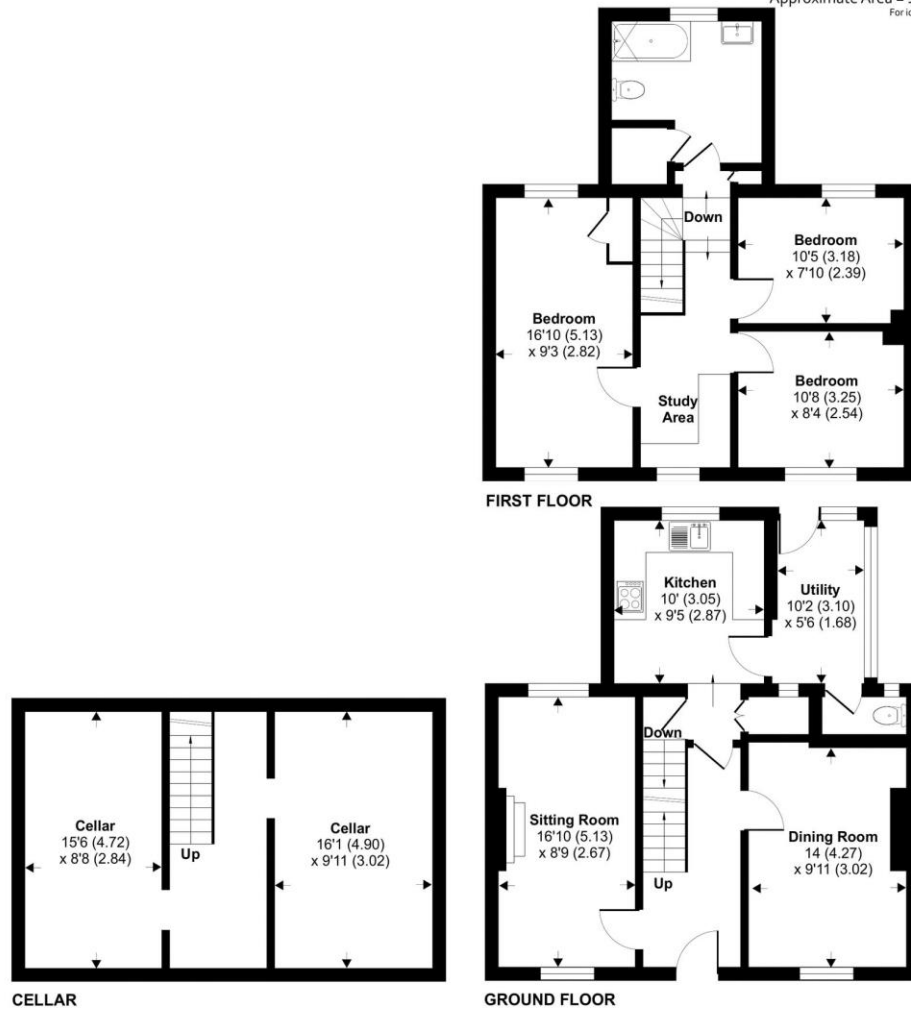
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# Old Plough Cottage, Kingston Lisle, Wantage, OX12 9QL

Approximate Area = 1561 sq ft / 145 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: 1148348



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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**

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