

GREEN &  
CO

£425,000

4 New Farm Cottage  
Westcot Wantage Oxfordshire OX12 9QA





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## Description

Occupying a generous plot this three-bedroom semi-detached house is set in the wonderful hamlet of Westcot which is surrounded by unspoilt Oxfordshire countryside. Offered for sale with vacant possession (the current tenants have been given notice to vacate in November 2024) the property features well-tended gardens with vegetable plots, various shrub and herbaceous borders, driveway parking, shed, summerhouse and garage.

## Location

Westcot is a small yet wonderful hamlet enjoying splendid views of the surrounding area. Located next to the delightful Downland village of Sparsholt, which nestles in superb Oxfordshire countryside c. 4 miles from the historic market town of Wantage. The area is well served by the nearby The Sparsholt Restaurant and Accommodation and is ideally situated for ramblers, cyclists and dog walkers alike. Communications links to Oxford and Swindon are good via the nearby A420, with access to Didcot Rail Station via the A417. Nestling at the foot of the Berkshire Downs, Westcot offers a mix of property stock from the very old to more contemporary homes. With the exclusivity that limited numbers of properties provides, Westcot is one of the area's most sought-after rural 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.

## Utilities

Services to be confirmed, no mains Gas available.





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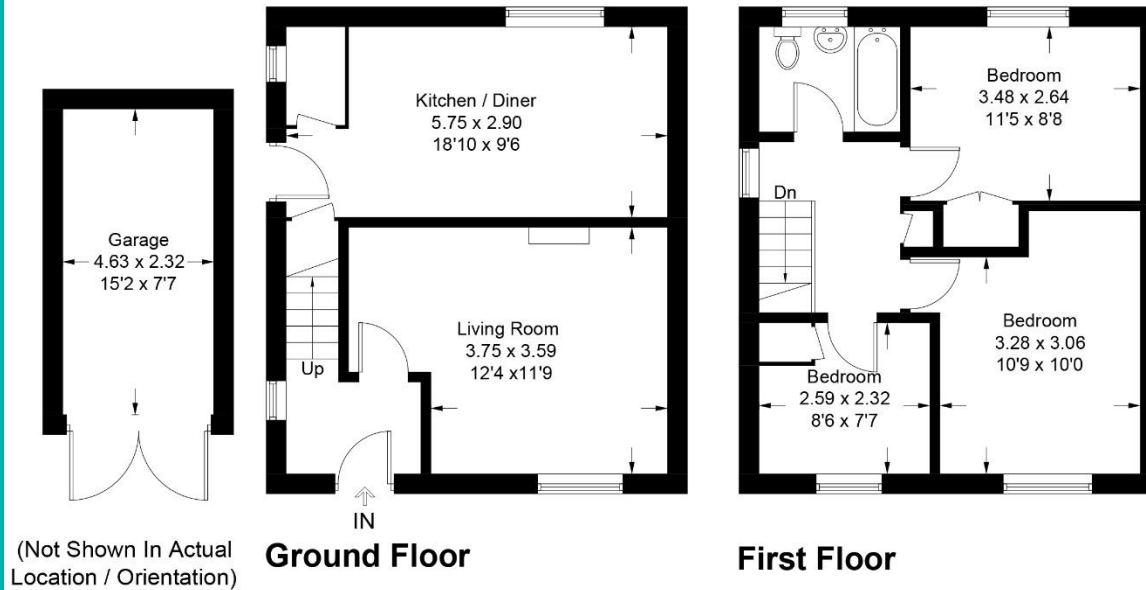


## 4 New Farm Cottage, Wescot, Wantage, OX12 9QA

Approximate Gross Internal Area = 79.1 sq m / 851 sq ft

Garage = 11.0 sq m / 118 sq ft

Total = 90.1 sq m / 969 sq ft



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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.  
floorplansUsketch.com © (ID1116560)

### Heating Type

Oil-fired central heating to radiators.

### EER

E.

### Council Tax Band

C.

### what3words

w3w.co/lasted.grins.tulip.

### Tenure

Freehold.



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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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