



GREEN & CO

£565,000

29 New Road
Charney Bassett Wantage Oxfordshire OX12 0ER



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Description

Delightful three bedroom gothic style semi-detached family home situated in a sought after village, this charming property is teeming with original features. Beautifully presented accommodation arranged over three floors including a formal sitting room with an attractive fire place and wood burning stove, spacious dining room, kitchen/breakfast room with doors to the rear garden. The first floor has two double bedrooms and a family bathroom and finally a good sized bedroom on the top floor. Outside has a larger than average driveway providing ample parking, a fully enclosed rear garden with a studio and brick built shed.

Location

Set in wonderful Oxfordshire countryside this traditional English village lies approx. 4.5 miles north of the historic Market Town of Wantage. As a settlement that dates back to the Anglo-Saxon era, village life is enhanced by The Chequers Inn public house with the village hall at the centre of the community. The Parish Councils website <http://charneybassettpc.org.uk> shows an active interest in all aspects of life in Charney Bassett and this proud community boasts numerous community groups and societies. The Charney Army is an ad hoc group of villagers who carry out simple construction and maintenance work around the village and help keep footpaths clear. The Army is a recognised organisation under the Parish Council but carries out work for whichever part of the Village Community needs help.



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



what3words

w3w.co/decanter.cookies.resettle.

Tenure

Freehold.

Utilities

All mains services connected with the exception of gas.

Heating Type

Oil fired central heating to radiators.

EER

E.

Council Tax Band

C.

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.

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Approximate Gross Internal Area = 122.0 sq m / 1313 sq ft



Ground Floor

First Floor

Second 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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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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