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Description

Nestled in the heart of a beautiful hamlet, this delightful two-bedroom cottage offers breath taking views of the surrounding countryside. Brimming with period charm and character, the property presents an exciting opportunity for extension (subject to necessary permissions) or conversion into a three-bedroom home by utilizing the spacious landing/study area. Inside, the cottage features a welcoming sitting room complete with a wood-burning stove, perfect for cosy evenings. A separate dining room provides an ideal space for entertaining, while the fitted kitchen overlooks the generous rear garden, offering a lovely outlook. Upstairs, there are two well-proportioned bedrooms and a family bathroom. Externally, the property boasts ample parking for several vehicles, and a substantial rear garden extending to around 114ft—providing the perfect space to relax and enjoy the tranquil surroundings. This is a rare opportunity to acquire a charming cottage in an idyllic setting—early viewing is highly recommended!

Location

The village of Lyford lies just 4 miles north of the historic Market Town of Wantage, nestling in a stunning countryside location. A quiet and picturesque cul – de – sac leading to Lyford Manor, Manor Farm, and the Jacobean church of St Mary provides the quintessential English village scene. An archetypal rural setting dating back many centuries, perfect for a life outdoors.





what3words

w3w.co/gloom.grab.arrive

Tenure

Freehold.

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

Connected to mains electric and water. No mains gas to the property. Shared septic tank.

Heating Type

Oil fired central heating to radiators and a wood burning stove.





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3 The Green

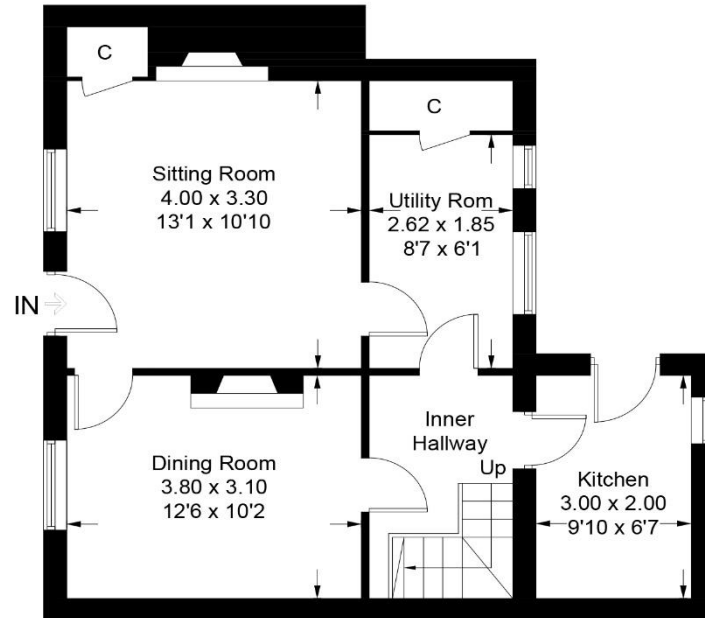
Approximate Gross Internal Area = 92.3 sq m / 993 sq ft

EER

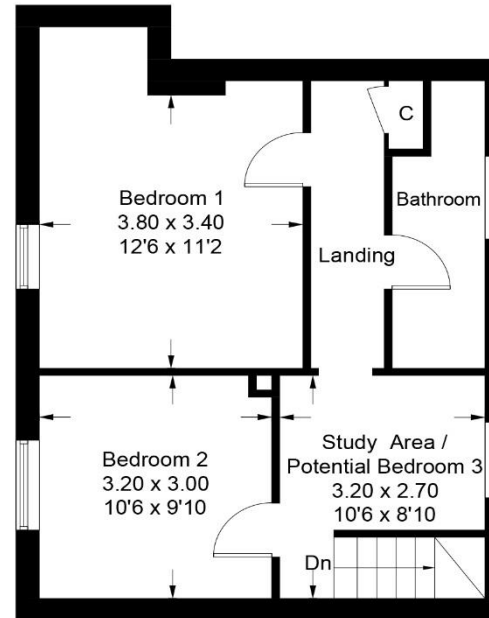
D.

Council Tax Band

C.



Ground Floor



First Floor

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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.

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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.