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Description

Beautiful two-bedroom home converted by renowned local developer Ede Homes, this exceptional single-storey residence forms part of an exclusive development of characterful properties. Bursting with charm and individuality, the home showcases stunning vaulted ceilings, exposed beams, and stylish finishes throughout. The accommodation begins with an inviting entrance hall leading to a superb open-plan sitting room, complete with a vaulted ceiling, exposed beams, and bi-fold doors opening onto a beautifully landscaped walled garden—perfect for seamless indoor/outdoor living. The high-specification fitted kitchen is equipped with integrated appliances and contemporary fixtures and fittings. The principal bedroom benefits from fitted wardrobes, a luxurious en-suite bathroom, and views over the garden. A second double bedroom also enjoys its own en-suite shower room, while a separate cloakroom with W.C. completes the internal layout. Outside, the landscaped gardens provide a private haven, ideal for relaxing or entertaining. The property further benefits from a carport and an additional parking space. This is a rare opportunity to acquire a truly unique home in one of Oxfordshire's most desirable villages.

Location

Ardington is a charming, traditional "feudal village," with much of its housing stock owned and meticulously maintained by the Estate. Nestled approximately 2 miles east of Wantage, the village offers excellent transport links via the A417 to the A34 and beyond. Highly sought after,





Ardington also enjoys direct access to Wantage via a dedicated cycle track. The village is home to an active Sports & Social Club with a bar, and features the ancient Ridgeway path, renowned for its breathtaking views and scenic countryside walks. Several racing stables, many of which use the Downs for gallops, add to the area's unique character. The Church of Holy Trinity, dating back to around 1200, is a striking example of Early English architecture, with its nave, chancel, and north doorway. It was restored and enlarged in 1887 at the expense of Lord Wantage. Ardington is also proud of its bustling



Village Store and Tea Rooms and the popular Boars Head Public House. Its picturesque setting, community spirit, and rich history make it one of Oxfordshire's most desirable village locations.

what3words

w3w.co/winds.ritual.cinemas

Tenure

Freehold.





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Hunters Moon, Ardington Oxfordshire OX12 8TP

Approximate Gross Internal Area = 83.24 sq m / 896 sq ft

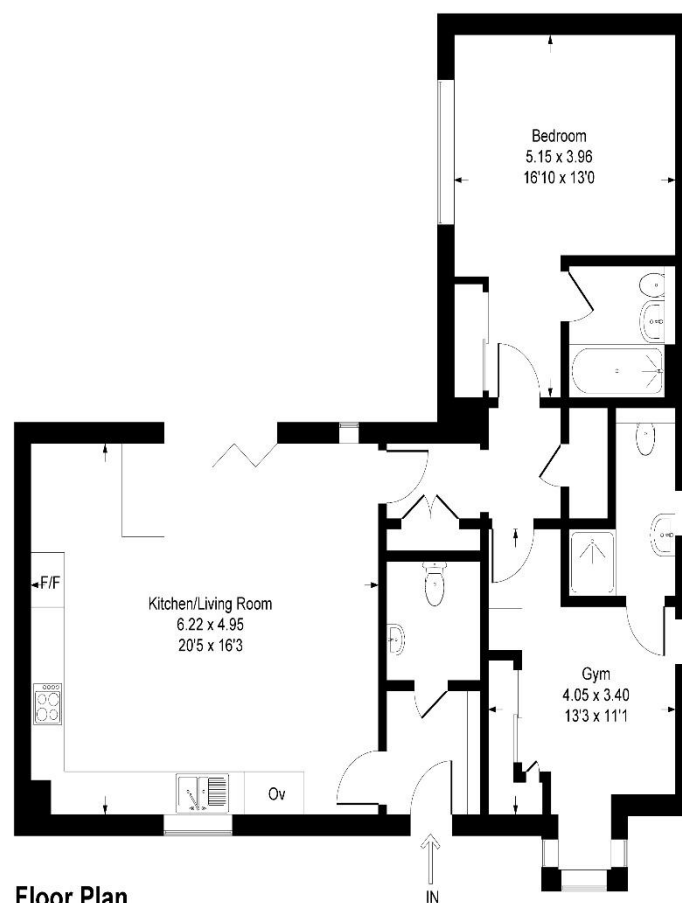


Illustration for identification purpose only, measurements approximate, and not to scale.

Estate Service Charge

Approx. £500.00 per annum but TBC.

Ofcom

For broadband speeds and mobile coverage 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.

Utilities

All mains services connected except its a private water source.

Heating Type

Gas-fired under floor heating.

EER

C.

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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 any way 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

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