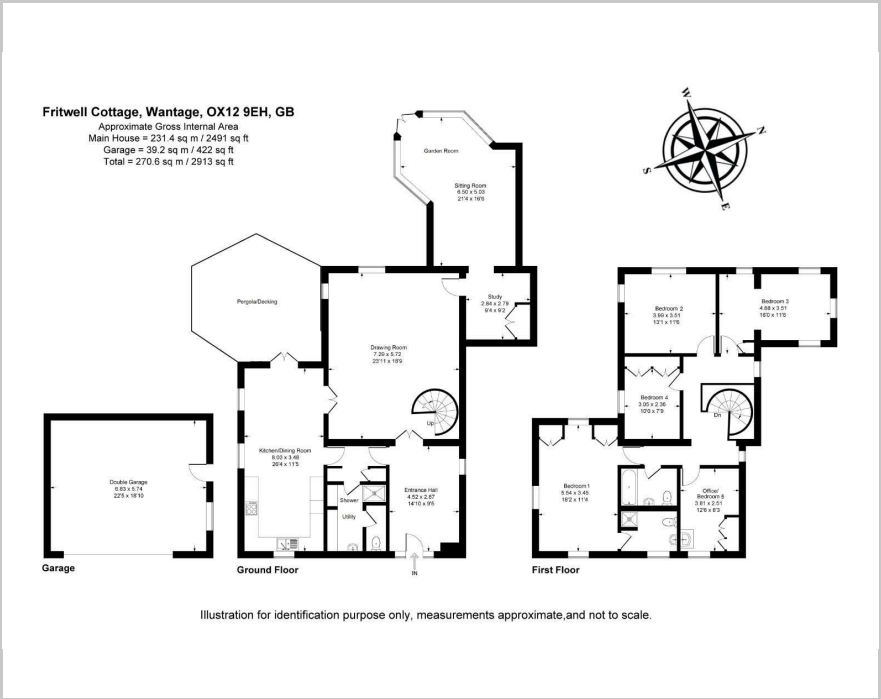




Fritwell Cottage Locks Lane, Wantage, OX12 9EH
Offers Over £1,000,000



Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

216 Banbury Road, Oxford, OX2 7BY
Tel: 01865 510000 Email: oxford@west-tpc.co.uk <https://www.west-tpc.co.uk>

Fritwell Cottage represents a very rare opportunity to acquire a substantial home of character in circa 0.75 acres of peace and tranquility in the very heart of this pretty market town with all the benefits of shops, restaurants, church and more within just a few minutes' walk, less than 500 yards from The Market Place. Your very own nature reserve.
5 Bedrooms, 2 Bathrooms, Ground floor shower, 3 Reception Rooms, ample parking and double garage
c.2491sq ft gross internal floor area (excluding the double garage)
NO ONWARD CHAIN

- A very special and unique home in c0.75 acre in the heart of the town.
- Detached 1920's 5 Bedroom House
- 3 Reception Rooms, 2 Bathrooms, Large Kitchen
- The grounds are a haven of tranquillity, brimming with wildlife
- Less than 500 metres from The Market Place
- Accommodation of Character and Style
- Double Garage and Ample Parking
- Gross Internal Floor Area c.2491sq ft, 231sq m excluding the garage
- Gas Central Heating, Double Glazing, Cavity Wall Insulation EPC - C
- All Mains Services Connected

DIRECTIONS: (By Car) From Wantage Market Place take Newbury Street, the A338 towards Hungerford and Newbury. In less than 100 yards take the first right into Church St. Follow this all the way down past the church and as the road swings to the left it becomes Priory Road. After 200 yards, as the road bends to the left, turn right into Lock's Lane. Continue down the lane, passing the sign that says



Energy Efficiency Rating		Current	Potential
How energy efficient is your building? (scale)			
A	92-100		
B	81-91		
C	69-80	72	80
D	55-68		
E	39-54		
F	29-38		
G	1-28		
How energy efficient is your building? (scale)			
England & Wales		EU Directive 2002/91/EC	