

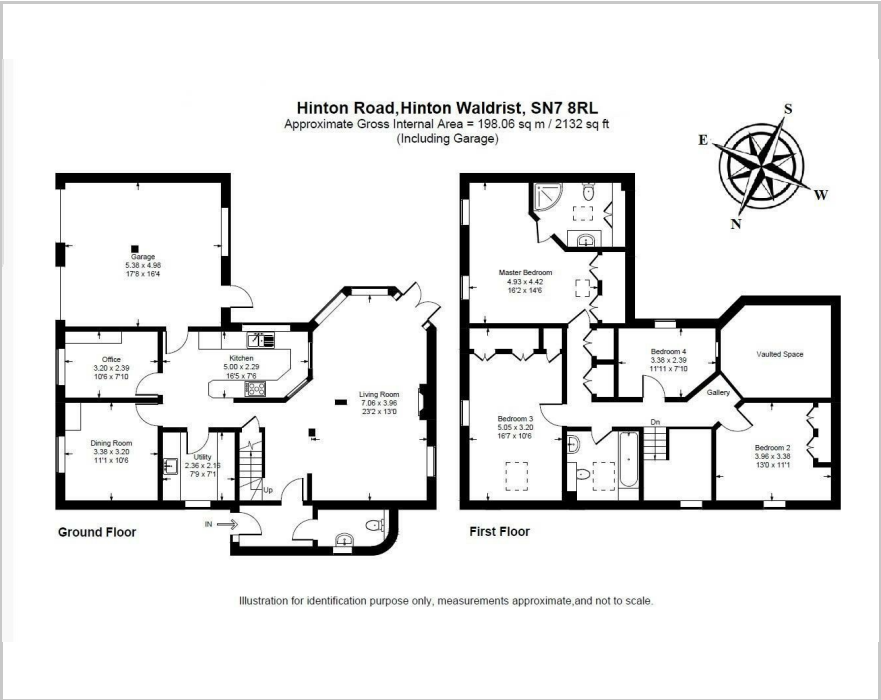


Glebe Edge Hinton Road, Faringdon, SN7 8RL

Guide Price £799,950



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.

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A WONDERFULLY QUIET RURAL EDGE OF THE VILLAGE LOCATION FOR A UNIQUE DETACHED HOUSE

Accommodation

- A privately commissioned detached house
- Peaceful edge of rural village location
- Set in private very attractively landscaped gardens
- A bespoke interior featuring a hand crafted oak kitchen
- 4 Reception rooms
- 4 Bedrooms
- 2 Bath / Shower rooms + Cloak room
- Integral double garage
- Village 'farm' shop and popular pub in neighbouring Longworth
- Oxford c.13.6 Miles Didcot Parkway Station c.14.6 miles

DIRECTIONS: From Oxford take the A420 Swindon road and proceed for around 11 miles to the Kingston Bagpuize / Witney roundabout and continue straight over on to the dual carriageway at the end of which you will after half a mile arrive at the right hand turning to the village of Hinton Waldrist. On entering the village proceed along High Street passing the turning left to Duxford (No Through Road) and you continue on to the very edge of the village and take the final driveway on the right after passing The Row on your right and Glebe Edge is found on the corner What3Words Co-ordinate: ///hats.validated.nightcap



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-125 kWh/m ² /year	A		
81-104 kWh/m ² /year	B		
61-80 kWh/m ² /year	C		
41-60 kWh/m ² /year	D		
21-40 kWh/m ² /year	E		
1-20 kWh/m ² /year	F		
1-20 kWh/m ² /year	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	