



**SPARROW VIEW, 5 COURT ROAD,
LETCOMBE REGIS**





IMMACULATE VILLAGE HOUSE OF TASTE & STYLE

Wantage c1.6miles Didcot c10.9miles Oxford c17.5miles

5 BEDROOMS - 3 BATHROOMS - 4 RECEPTION ROOMS
This handsome detached house has been thoughtfully extended and re-modelled by the present owners to create light and airy spaces in one of the most desirable Downland villages with a very private south facing garden and views south to The Downs from the first floor. Gas Fired Central Heating. Double Glazing c2404sq ft Council Tax Band F £2802.29 2020/21

PRICE RANGE: £750,000 to £800,000 Freehold

5 COURT ROAD, LETCOMBE REGIS, OXON. OX12 9JH

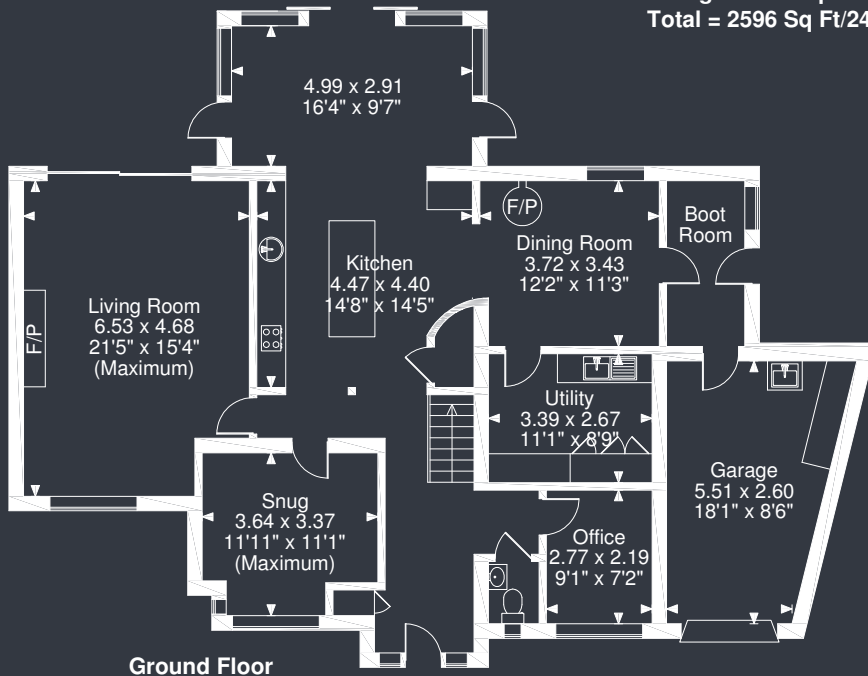
M4 J14 c10.1miles Abingdon c11.1miles

DIRECTIONS: From Wantage take the B4507 towards Ashbury and on the edge of the town turn left to Letcombe Regis. Follow the road into the village and you will find Court Road on your left hand side after a right hand bend

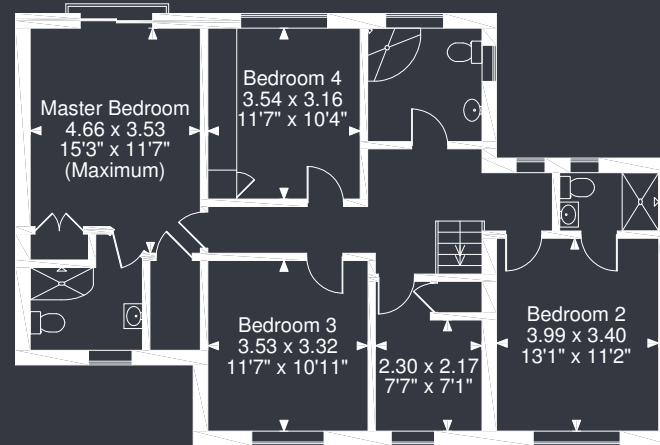
The village has the benefit of an excellent pub, a cafe and shop with wonderful walks on your door step.

Cuan P J Ryan FNAEA
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5 Court Road, Letcombe Regis, Nr Wantage, OX12 9JH
 Approximate Gross Internal Area
 Main House = 2404 Sq Ft/223 Sq M
 Garage = 192 Sq Ft/18 Sq M
 Total = 2596 Sq Ft/241 Sq M



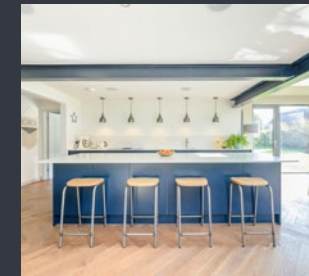
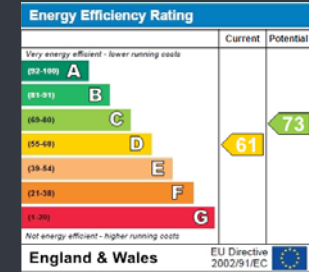
Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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