



Holywell

Charney Bassett, Wantage, Oxfordshire OX12 0EN



DOUGLAS & SIMMONS

This beautifully presented and highly specified, individual detached house, enjoys an attractive location overlooking a small green in this delightful downland village. Constructed of stone, the property enjoys a degree of character in keeping with older properties within the village and is nestled adjacent to the historic 13th Century Charney Manor.

- Beautifully presented throughout
- Highly specified accommodation with many recent upgrades
- Parking for 3 vehicles
- Private 80' rear garden
- Large sitting room with woodburner
- Kitchen/breakfast room with appliances
- Family/dining room
- Utility room and cloakroom
- 3 generous first floor bedrooms, ground floor bedroom 4/study/playroom
- 2 modern bathroom facilities and a cloakroom (previously a shower room and could be reinstated)

LOCATION

The village of Charney Bassett lies in open country beside the meandering river Ock. It is situated in the north of the Vale of White Horse, in Gainfield Hundred and there has been a settlement here since Anglo-Saxon times. This popular village benefits from a thriving pub, village hall and village college set up in 2001. Further information on village activities and clubs can be found on the website www.charneybassett.org.uk. The city of Oxford and the commercial centre of Swindon are easily accessed via the A420, and Oxford and Didcot have mainline train services to London (Paddington) in less than 1 hour. Well regarded schools within the locality include St Hugh's, Pinewood Prep, Ferndale Prep, as well as the Abingdon and Oxford schools. Excellent primary schools and pre-schools at neighbouring East Hanney, Buckland, Stanford in the Vale, Shellingford and Uffington as well as secondary education with KA Academy Wantage and FCC Faringdon.





THE PROPERTY

This beautifully presented and highly specified, individual detached house, enjoys an attractive location overlooking a small green in this delightful downland village. Constructed in stone, the property enjoys a degree of character in keeping with older properties within the village and is nestled adjacent to the historic 13th century Charney Manor. The property has also been extremely well-maintained and has undergone a number of high quality upgrades including recently replaced windows and doors, all of which are in keeping with modern-day contemporary living.

The accommodation comprises a spacious sitting room which has large picture doors to the private and secluded 80' rear garden, a refitted kitchen/breakfast room with integrated and freestanding appliances, (freestanding negotiable), which is open plan to a large family area and dining room with new flooring also opening to the garden. The ground floor is completed with a good sized hall and a study/playroom, which could also be utilised as a fourth bedroom, with a downstairs cloakroom opposite (this could be enlarged to its former function as a shower room) and there is also a good-sized utility. Rising to the first floor the property has 3 generous bedrooms, the master benefits from a luxuriously appointed en suite featuring a large bath as well as a separate shower cubicle and there is also a modern upgraded family shower room. Outside to the front the property provides off street parking for 3 vehicles, leading to an integral single garage, and to the rear is a good-sized, attractively landscaped enclosed garden. New oil tank. EER-D.

Please note: The sellers are expediting a minor land registry issue on the title deeds which we hope to have dealt with prior to completion.

SERVICES

All mains services connected.

Oil fired central heating via radiators.

VWHDC Council Tax Band F £3,173.88 year 2023/24

EE Fibre Broadband connection available - Minimum guaranteed download speed 61 Mb/s.







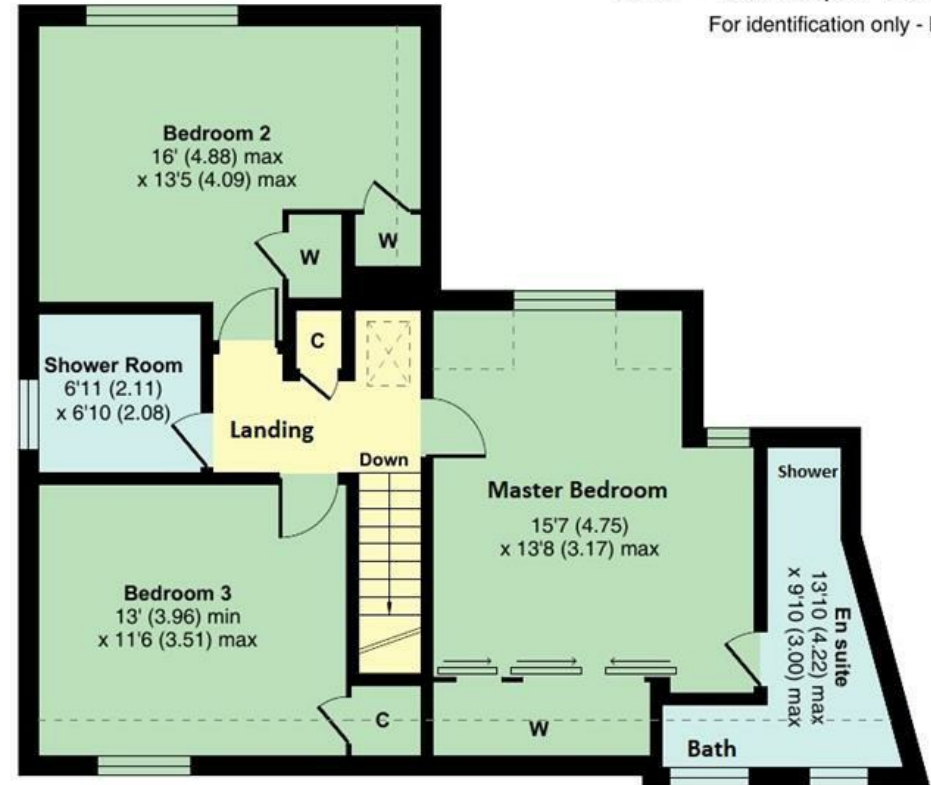
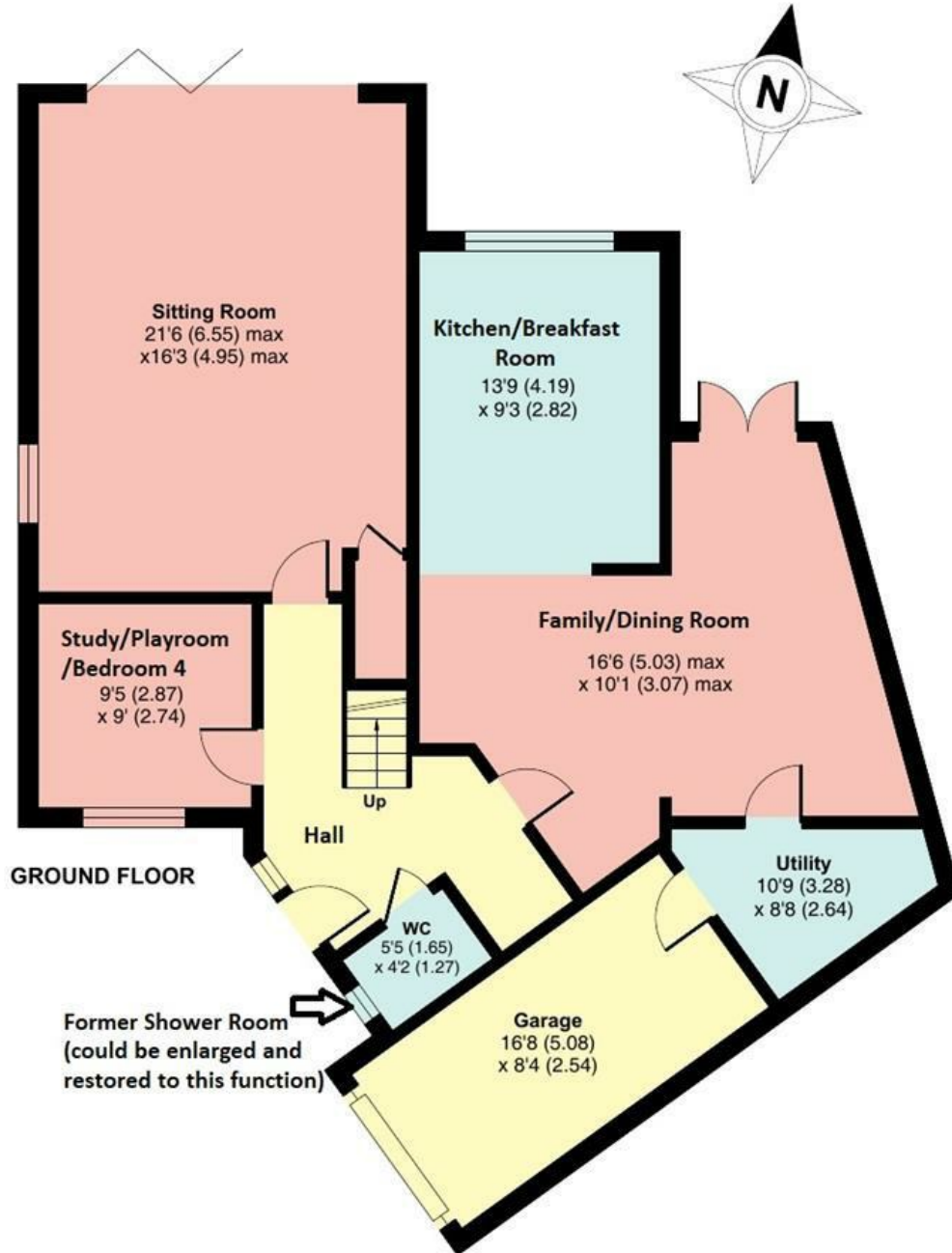
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Approximate Area = 1954 sq ft / 181.5 sq m (includes garage)

Limited Use Area(s) = 91 sq ft / 8.4 sq m

Total = 2045 sq ft / 189.9 sq m

For identification only - Not to scale



Denotes restricted head height

