



Wythe Cottage

East Hendred, Wantage, Oxfordshire

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Church Street, East Hendred, Oxfordshire, OX12 8LA



A rare opportunity to acquire this charming and prominent Grade II listed three/four bedroom cottage affording a wealth of character throughout, being located in the heart of this highly desirable and outstandingly beautiful downland village, offered for sale with the convenience of no ongoing chain.

- No onward chain
- Historic 3/4 bedroom grade II listed cottage with a wealth of character features
- Large fireplaces to the two reception rooms
- 3 first floor bedrooms with a first floor bathroom
- Further ground floor bedroom 4, with an adjacent en suite shower room & WC
- Partly vaulted kitchen/breakfast room
- 62' cottage garden
- Oil fired heating
- Beautiful South Oxfordshire village
- Rare to the market

THE LOCATION

The picturesque village of East Hendred nestles at the foot of a chain of hills known as The Downs in the historic Vale of White Horse in the heart of England. Far from being a sleepy village, East Hendred affords two church primary schools, a shop, two churches, a gastro pub and two further restaurants/country inns. Further information on a host of community clubs, events and organisations can be viewed by accessing the website <http://www.hendred.org/>. Nearby Wantage provides a range of comprehensive amenities including shops, banks, leisure and recreational facilities as well as a weekly market and regular farmers markets. There is also a good selection of education provision within the local area including the excellent Abingdon and Oxford schools. East Hendred is well situated for excellent access to the A34 leading to the M4 Newbury c.16m (South) and M40 Oxford c.15m (North) via the A417 and a main line train station to London (Paddington 45mins) via Didcot c.6m is also close at hand. East Hendred combines life in the 21st Century with a history stretching back many hundreds of years.





THE PROPERTY

A rare opportunity to acquire this charming and prominent Grade II listed three/four bedroom cottage affording a wealth of character throughout, being located in the heart of this highly desirable and outstandingly beautiful downland village, offered for sale with the added convenience of no ongoing chain.

The accommodation comprises of a front door opening to an inner entrance hall, leading through to a generous and inviting sitting room with exposed beams and also a large open fireplace, leading back from the entrance hall there is an equally spacious dining room, also with exposed beams and a fireplace. Leading off the sitting room there is a ground floor bedroom four/study/snug, which has the benefit of an adjoining shower room with a WC and also a door the garden. From both reception rooms you can access to the character filled kitchen/breakfast room which is partially vaulted, this room also conveniently benefiting from access into the garden.

To the first floor of this delightful home there is a fabulous dual aspect master bedroom with access through to a further large bedroom; this could possibly be subdivided to provide a landing, subject to the usual compliance. There is also a further double bedroom and a family bathroom with an overhead shower over the bath.

Outside to the rear, the cottage boasts a sizeable, enclosed, pretty garden c.62' in length which is landscaped to patio, lawn and mature shrubs.

Parking can be found at the front of the cottage on street, or in Snells Hall at the corner of Church Street for a nominal fee currently £20 pcm.







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Approximate Area = 1575 sq ft / 146.3 sq m

For identification only - Not to scale



DIRECTIONS TO OX12 8LA

what3words: ///pickup.defender.mammoths

Leave the A34 at the Milton interchange and take the route signposted Wantage/A4130. Continue on this road for approx 1.5 miles to the large roundabout at Rowstock and take the 3rd exit signposted Wantage/A417. Continue for approx 1.5 miles again taking the first turning left into East Hendred, follow White Road down into the village winding through into Newbury Road and to the church on the right, turn right into Church Street, where the property will be found on the right as indicated by our D&S For Sale board.

SERVICES

Mains drainage, water and electricity connected.
Full fibre connection within the village

COUNCIL TAX

Vale of The White Horse District Council Band F
£3,204.05 Year 2023/2024

HISTORIC ENGLAND Listing NGR SU458588630

GV II House. Probably late C16. Deep rendered plinth; irregular timber-framing with rendered infill; thatch roof, half-hipped to right; brick end stack to left, ridge stack to right of centre. 2-unit lobby-entry plan. 2-storey; 2-window range. Plank door to centre with C20 gabled open porch. C20 garage door to left. Ground floor windows boarded at time of survey. 3-light casements with leaded lights to first floor left and right. Interior not inspected but reputed to be of cruck construction.



Viewings strictly by prior appointment with the sole agents Douglas & Simmons
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