



DOUGLAS & SIMMONS



3, Laggots Close, Hinton Waldrist  
Faringdon, Oxfordshire



# 3 Laggots Close, Hinton Waldrist, Faringdon, Oxfordshire, SN7 8RY

## Guide Price £320,000 Freehold

A much improved, and well presented, three bedroom house situated in a small close in this highly sought after village, enjoying delightful far reaching views to the rear over open countryside towards the downs.

- Delightful village location with views over the open countryside
- Replacement double glazed windows and doors
- 2 parking spaces side by side
- Fully insulated garden pod/home office/lifestyle room/gym with power and lighting
- Landscaped low maintenance garden with rear pathway access
- Refitted boutique style bathroom
- Refitted kitchen with wood worktops
- Living/dining room with parquet floor and woodburner
- Large hall and refitted downstairs cloakroom
- Joyfully presented throughout



### LOCATION

Hinton Waldrist is a village and civil parish in the Vale of White Horse. The village is between the city of Oxford c.15 miles and market town Faringdon, c.7 miles (14 km) southwest of Oxford. The parish includes the hamlet of Duxford. In 1086 the Domesday Book recorded the village as Hentone, Old English for "high farmstead". The village has a 13th century church, village hall and bus service as well as a range of community clubs and events organised within the locality. The village also has a farm shop selling fresh local produce. There is a good range of both state and private education in the area including a local primary school at the nearby village of Longworth, secondary schools at Faringdon, Wantage and Abingdon. The beautiful countryside surrounding the village offers many country walks to Duxford, Shifford lock and Longworth along the Thames Path. A local pub 'The Blue Boar' at Longworth is just a short walk away. Nearby Southmoor and Kingston Bagpuize villages offer two Co-op supermarkets. Market towns Faringdon, c.7 miles, Wantage and Witney c.11 miles have a good range of amenities including shopping, banks, leisure and health facilities. Hinton Waldrist has excellent road links via the A420 Oxford – Swindon route, regular bus every 15 mins via the S6 service; <https://www.oxfordbus.co.uk/services/SSWN/S6> and 63 service: <https://www.oxfordbus.co.uk/services/THTR/63>, where at both there is also a mainline train service to London (Paddington).



## DESCRIPTION

A much improved, three bedroom terraced house situated in a small close in this highly sought after village, where properties are rarely to the market. The property enjoys delightful far reaching views to the rear over open countryside, towards the downs. Major features of note include recently replaced double glazed windows and doors, a refitted kitchen and boutique style bathroom suite, a good sized living/dining room featuring a bay window and a woodburning stove; as well as a spacious cloakroom facility, hall, under stairs storage cupboard and a turned staircase to the three good sized first floor bedrooms and the family bathroom. The property has some unique character features and has been attractively decorated, featuring parquet flooring, wood worktops, handmade tiles and a stripped staircase. Adjoining fields, the rear garden is of a good size, being private and benefitting from rear access, with the added benefit of a fully insulated garden pod, which has power and lighting, suitable for a number of requirements including home office/lifestyle/hobbies/gym. To the front of the property, there is also block paved parking for two vehicles side by side. A viewing is highly recommended to fully appreciate this lovingly refurbished home. EER-D

### SERVICES

All mains services connected except gas.  
Electric central heating to radiators.  
Woodburning stove to the living room.

### FLOOR AREA

891.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND C

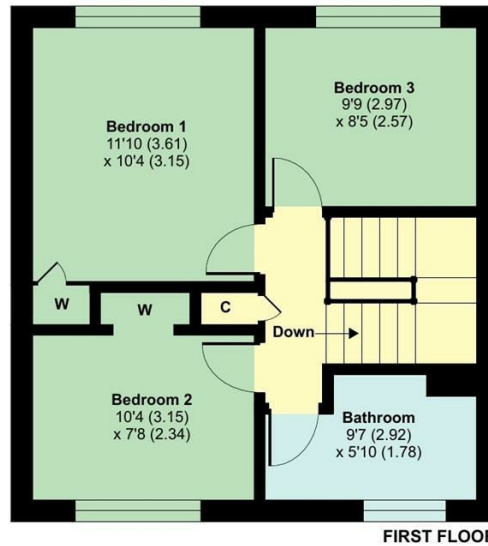
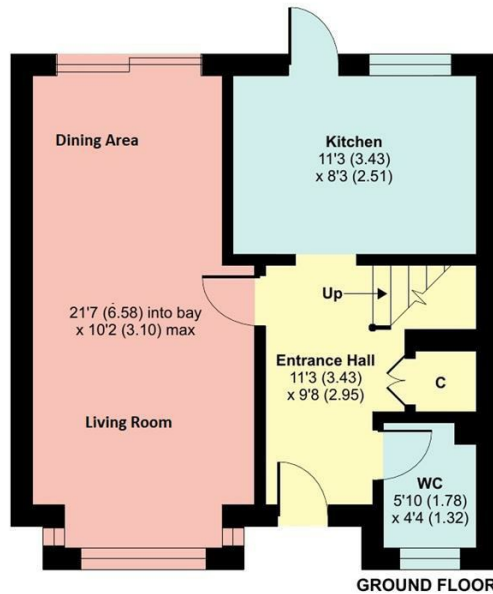




# Laggots Close, Hinton Waldrist, Faringdon, SN7 8RY

Approximate Area = 891 sq ft / 82.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## DIRECTIONS TO SN7 8RY

SatNav to SN7 8RY - enter the close turning right where the property will be found on the left. What 3 Words: ///soil.confined.community

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Douglas and Simmons Ltd. REF: 914840

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Viewing strictly by appointment with the agents  
**Douglas and Simmons**

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