



8, The Greenway, North Fawley
Wantage, Oxfordshire



8 The Greenway, North Fawley, Wantage, Oxfordshire, OX12 9NH

Guide Price £380,000 Freehold

This is the first time number 8, The Greenway, North Fawley has come to the market since built in 1960. Situated on the edge of this rarely available and highly sought after Downland village. The property affords 180° panoramic views over attractive open countryside.

- End of Chain • 180 panoramic countryside views • 3 Bedrooms • Front, rear and side garden • Off-street parking • Sought after downland village • Potential to extend (STPP) • Open fireplace



LOCATION

North Fawley is a small, rural village just across the Berkshire/Oxfordshire border, in the region around Wantage. Nestled on the edge of the rolling hills of the North Wessex Downs Area of Outstanding Natural Beauty, it combines tranquil countryside views with a tight-knit community feel. The area has historic roots: its parish of Fawley includes ancient settlements and significant heritage buildings, including St Mary's Church with parts dating back to the twelfth century. Though the village is relatively quiet, it offers a good quality of life for those who enjoy rural living, access to footpaths, local roads, and still want to be within reach of larger centres like Didcot, Wantage, or Oxford for amenities.

DESCRIPTION

This is the first time number 8, The Greenway, North Fawley has come to the market since built in 1960. Situated on the edge of this rarely available and highly sought after Downland village. The property affords 180° panoramic views over attractive open countryside situated on a really good sized plot providing excellent potential to extend and improve subject to the usual compliance and permission.

Currently a three bedroom semi-detached attached house with three first floor bedrooms and a bathroom to the ground floor. There is a sitting room with open fireplace a separate dining room also with an open fireplace and a kitchen.

The gardens are a particular feature, extremely good sized siding onto an equestrian paddock. The rear garden is 107' x 44' the front garden is 61' x 29' with an additional 30' x 18' to the side accentuating the ability to extend the property in many directions. There is a driveway access point to the side. The property will be offered for sale with the benefit of no on going chain.

EER-E

FLOOR AREA

1000.00 sq ft

West Berkshire County Council

COUNCIL TAX BAND D



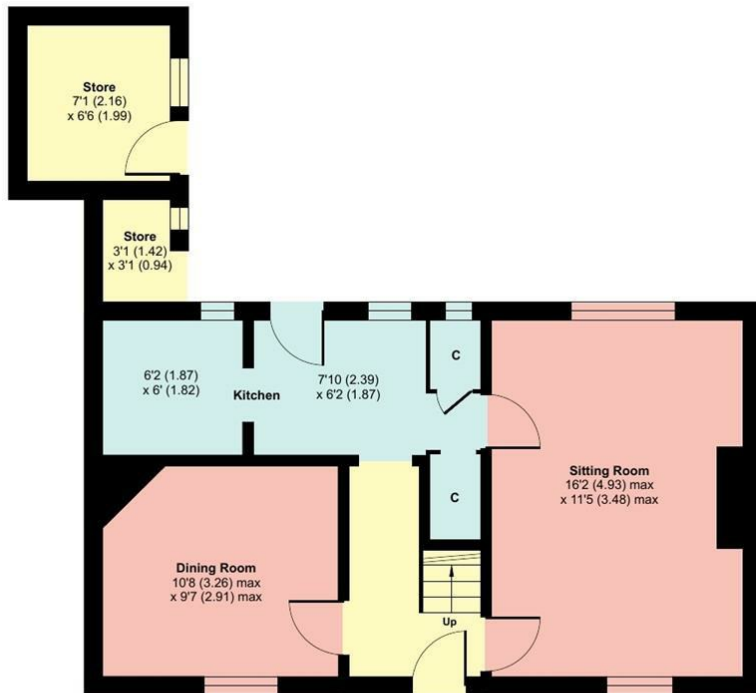
The Greenway, North Fawley, Wantage, OX12 9NH

Approximate Area = 940 sq ft / 87.3 sq m

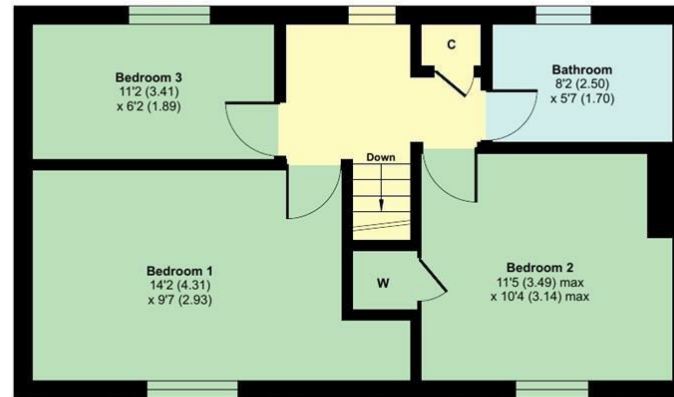
Outbuildings = 60 sq ft / 5.5 sq m

Total = 1000 sq ft / 92.8 sq m

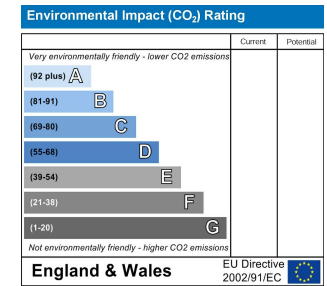
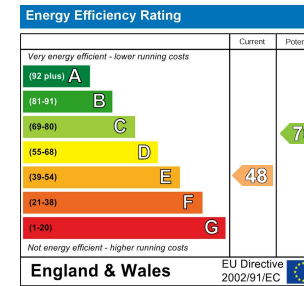
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



DIRECTIONS TO OX12 9NH

what3words:///coats.muted.outcasts

Other Material Information

- Ofcom checker indicates good outdoor and in home availability for EE, O2 and Vodafone with good outdoor availability and variable in home for Three
- Ofcom checker indicates Standard and Ultrafast Broadband are available in this location
- Government portal highlights this area as low flood risk
- We are unaware of any planning permissions that could negatively affect the property

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

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4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate. **2367**

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons



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