



4 Orchard Close, Charney Bassett OX12 0EP

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## 4 Orchard Close

**Spacious four double bedroom detached family home well situated within the heart of this highly sought after semi-rural village offering many features including large double aspect living room and impressive and very spacious open plan kitchen/dining room featuring stylishly refitted kitchen leading to well maintained partly walled corner plot gardens.**

### Location




Charney Bassett is a highly sought after semi-rural village which benefits from an active community, village hall and thriving public house. The nearby villages of Stanford in the Vale and The Hanneys offer further amenities including excellent primary schools, with a more comprehensive range of retail/leisure and educational facilities available in the market towns of Wantage (circa 6 miles) and Faringdon (circa 5 miles) there are excellent road links to Oxford and Swindon (A420) and mainline railway links to London from Didcot, Oxford and Swindon.

### Directions what3words – access.traders.subplot

Leave Abingdon on the A415, and proceed through the village of Marcham. At the junction turn right and immediately left again continuing on the A415. proceed to Kingston Bagpuize and at the mini roundabout turn left onto the Faringdon Road sign posted Southmoor. Turn right almost opposite the Co op onto the Hanney Road. Leave the village using the Faringdon Road which in turn leads onto Spring Hill. Turn right at the roundabout onto the Charney Road which leads directly into the village of Charney Bassett. Proceed into the heart of the village before turning right into Orchard Close. Number 4 is found immediately on the right hand side, clearly indicated by the for sale board.



- Entrance hall leading to ground floor cloakroom and large double aspect living room with attractive central fireplace with inset cast iron log burning stove and engineered oakwood flooring
- Impressive and very spacious open plan kitchen/dining room featuring stylishly refitted kitchen offering an excellent selection of floor and wall units complemented by several built in electrical appliances with quartz working surfaces over open plan to delightful seating area with double doors to rear gardens
- Enclosed rear porch leading to rear gardens and garage
- Four first floor double bedrooms complemented by refitted family shower room with contemporary white suite including double size shower cubicle
- PVC Double glazed windows and oil fired radiator central heating
- Corner plot front gardens providing lawn surrounded by flower and shrub borders and gravelled parking facilities for several vehicles approached through a five bar wooden gate leading to the garage - the whole enclosed by stone walling
- Well maintained corner plot rear and side gardens including an extensive predominately walled patio providing delightful private seating area which in turn leads to lawn surrounded by flower and shrub borders - the whole enclosed by walling and fencing

4		bedrooms	Council tax band	E
2		receptions	Tenure	Freehold
1		bathrooms	EPC rating	E



Impressive open plan kitchen/dining room featuring stylishly refitted kitchen complemented by built in electrical appliances and quartz working surfaces over



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## Orchard Close, OX12

Approximate Gross Internal Area = 130.4 sq m / 1403 sq ft

Garage = 16.7 sq m / 180 sq ft

Total = 147.1 sq m / 1583 sq ft

Garden / Driveway = 296.2 sq m / 3188 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
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