



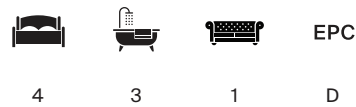
## FAWLEY LODGE

North Fawley Wantage, Berkshire



# A CHARMING, DETACHED COTTAGE, PRIVATELY SITUATED IN A DESIRABLE AND PEACEFUL, RURAL HAMLET

Fawley Lodge is a pretty four bedroom property, well placed for  
excellent schools and communications



Local Authority: West Berkshire Council  
Council Tax Band: D  
Tenure: Freehold  
Services: Mains water, electricity and drainage. Oil heating.  
Postcode: OX12 9NJ  
What3words: ///fussed.voices.important



## SITUATION

Fawley Lodge is a delightful period property located in the attractive hamlet of North Fawley on the edge of the Lambourn Downs. The peaceful hamlet is situated in an elevated position on the Oxfordshire/Berkshire borders and is surrounded by unspoilt countryside. Fawley has a church and ancient history dating back to the Roman times. There is a shop, pub and petrol station in nearby Great Shefford with the market towns of Wantage, Hungerford and Newbury providing a comprehensive range of shops, supermarkets and recreational facilities. There are many well regarded schools in the area including primary schools in Brightwalton and Chaddleworth, Pinewood, St Hugh's, Summerfields, Radley, Abingdon and Downe House. Communications are excellent with Junction 14 of the M4 providing access to London and the West Country. There are regular trains to Paddington from Didcot, Hungerford and Newbury.

Wantage 5 miles, M4 (J14) 7 miles, Hungerford 10 miles, Newbury 13 miles (London Paddington 50 minutes), Didcot 14 miles (London Paddington 45 Minutes), Marlborough 20 miles, Swindon 22 miles, Oxford 22.5 miles.

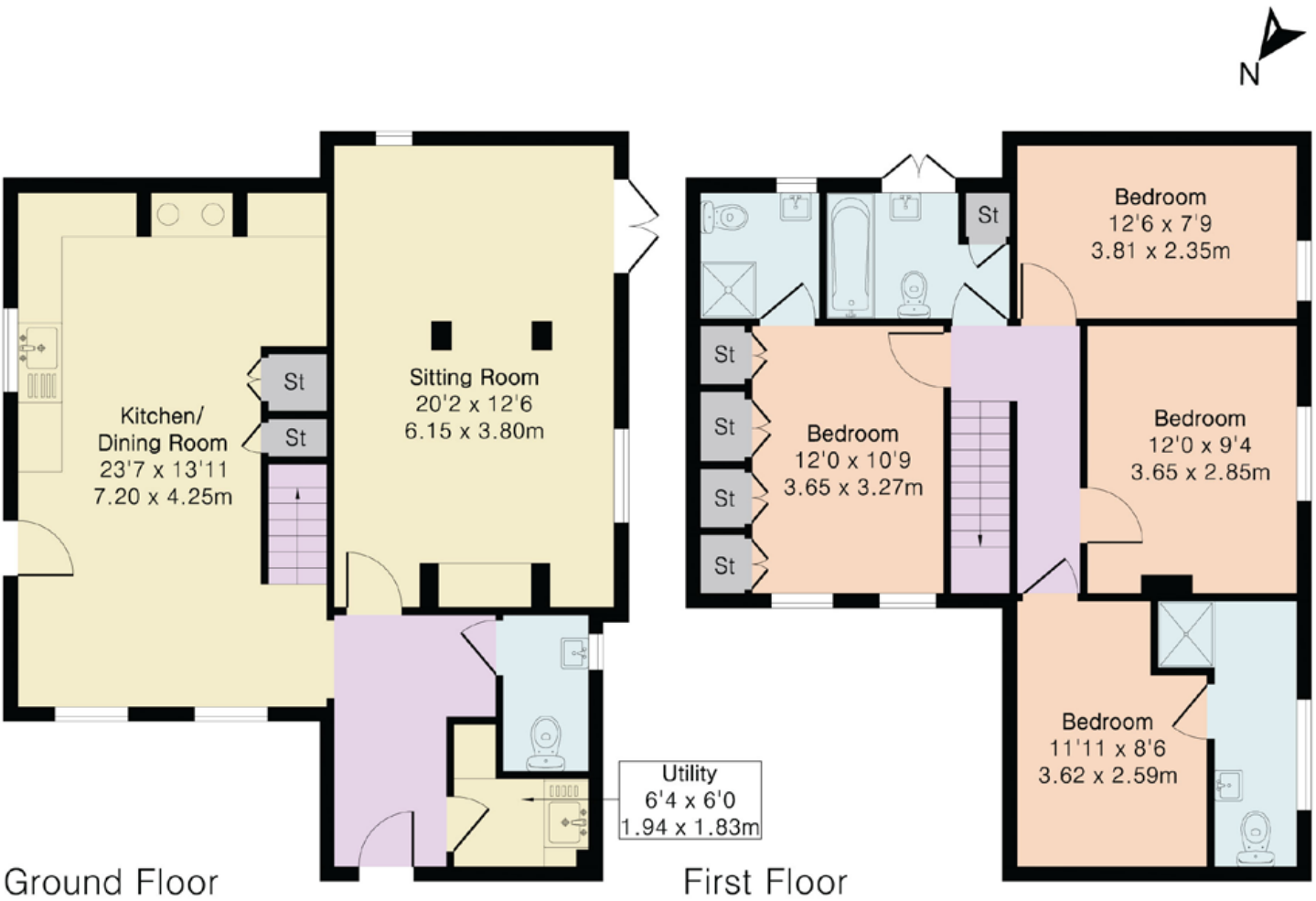






# THE PROPERTY

Fawley Lodge is a cottage of great character and charm and is believed to date from the 1800's, it is not listed. The well-presented accommodation includes a hall with slate floor leading to a well-appointed kitchen/breakfast room with electric Aga. There is a south-west facing sitting room with woodburning stove and doors leading onto a sheltered terrace. On the first floor there is a principal bedroom with shower room, guest bedroom and shower room, two further bedrooms and a family bathroom. The attractive, enclosed garden is wonderfully private and is mainly laid to lawn. A gate from the parking area leads to a path which runs down to the front door and terrace. There is a boiler room, greenhouse and shed.



Approximate Gross Internal Area = 127 sq m / 1370 sq ft  
Ground Floor Area = 66 sq m / 714 sq ft  
First Floor Area = 61 sq m / 656 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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