



Thatched Cottage, Willington Down Farm, Abingdon Road, Didcot OX11 9BT



Thatched Cottage, Willington Down Farm

This charming Grade II listed detached cottage sits on the edge of Didcot in a peaceful rural setting amidst an arable farm with open countryside stretching out behind. It features a superb plot extending to over ¼ of an acre and a detached garage.

In need of modernisation it has a traditional newly thatched roof and exudes period character with exposed beams and wall timbers throughout. Inside the ground floor offers a sitting room with log burning stove set in an inglenook fireplace with adjacent bread oven, double aspect dining room, versatile bedroom 3/study, kitchen and bathroom. Upstairs there are two double bedrooms reached via their own staircase, adding to the cottage's unique layout and sense of history. This rural yet convenient location is just 2 miles from Didcot Parkway train station and the Orchard Centre in the town.

Tenure - Freehold

Accommodation

There is a newly fitted Worcester Bosch oil fired boiler which heats the water and radiators.

Entrance Porch: Front door to:

Kitchen: Four windows overlooking the garden to the rear, stainless steel sink, cupboards with worktop, electric hob and oven, dishwasher and fridge freezer. tiled floor.

Lobby: Window to the garden, space for washing machine, door to the bathroom.

Sitting Room: Two windows to the front, brick Inglenook fireplace with brick hearth, log stove and adjacent bread oven, exposed wall timbers and beam, two radiators, door to staircase to first floor with cupboard under.





Dining Room: Double aspect with two windows to the front and window to the side, wall timbers and beams, radiator, deep cupboard (adjacent to chimney breast housing electric meters) and window to the front, fitted shelves.

Study/Bedroom 3: Window to the front, radiator, exposed wall timbers and central beam.

Bathroom: White three-piece suite, tiling, radiator, window.

Staircase from Dining Room to:

Bedroom 1: The room is approached by a second staircase from the dining room, double aspect with windows to the front and side, exposed wall timbers, radiator and airing cupboard.

Bedroom 2: Exposed wall timbers, partly scaled ceilings, radiator and window to the front. (Low connecting door to bedroom 2).

Outside:

Gravel driveway to the side of the cottage.

Detached Garage: To side of the house.

Rear Garden: A ranch style fence separates the drive from the gardens which abuts open farmland. The gardens feature some areas of grass with intermittent tree and shrub planting. It is enclosed by a willow side fence and established hedging with side gate to the front.



Directions: Turn left at the the traffic lights by Waitrose onto the High Street, at the mini roundabout, continue straight onto Station Road and then onto Wantage Road. At Slade End roundabout, continue straight over onto the High Road/A4130, after 1.2 miles turn right onto Sires Hill after 2.3 miles, at the T-junction turn left onto Lady Grove/B4016 the turn to Willington Down Farm is on the left after 0.3 of

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

