



3 Laggots Close
Hinton Waldrist, Oxfordshire

TO LET

A mid-terraced family house, located in a popular Oxfordshire village

Accommodation

Entrance • Sitting/Dining Room • Kitchen • Cloakroom

3 Double Bedrooms • Family Bathroom

Gravel & Paved Private Garden • Summer House/Office • Off Street Parking for 2 cars

Description

3 Laggots Close is a deceptively well proportioned and well-presented property, located in a cul-de-sac location on the edge of the village. The property has been upgraded in recent years, with modern kitchen and bathroom fittings and has the benefit of open field views to the rear, with an enclosed low maintenance garden. To the rear there is also a large summer house, which could be utilised as a home office/studio.


Hinton Waldrist is a picturesque and highly sought-after Oxfordshire village, set amidst gently rolling countryside on the edge of the Vale of White Horse.


Conveniently located for commuters, it provides easy access to Oxford and the market town of Faringdon, with wider connections to London. Surrounded by open countryside and scenic walks, it is ideal for tenants seeking a balance of village charm and connectivity.

Situation & Amenities

Abingdon 8 miles • Wantage 10 miles • Witney 11 miles • Oxford 13 miles

(all distances approximate)

 **Schools**
The area is popular for a wide range of schools which include well known schools in Abingdon and Oxford together with Cothill, Abingdon Pre-School, St Hugh's and Cokethorpe.

 **Shopping & Recreational**
Daily shopping is available in the nearby market towns of Faringdon, Witney and Wantage with the larger centres of Oxford and Swindon provides a variety of shopping, recreational and cultural facilities.

 **Pubs/Eateries**
Blue Boar, Longworth (1.5 miles) • The White Horse, Fyfield (4 miles) • Mollies Diner and the Lamb at Buckland (4.5 miles).

 **Train Stations (London to Paddington)**
The closest train line direct to London are Oxford and Didcot Parkway. Oxford offers frequent services to London Paddington or Marlybone, while Didcot Parkway provides fast services to London Paddington.






Fixtures and Fittings

Available to let **Unfurnished**. Electric cooker, integral dishwasher and washer/dryer. Space for fridge freezer. Woodburning stove in the sitting room.

(Please note any items shown in marketing material or during a viewing are subject to change prior to a tenancy commencing).

Services

 Mains Water  Mains Electricity  Mains Drainage  Electric Heating

 Gigaclear is available at the property, subject to individual packages.

Outgoings

The tenant(s) will be responsible for all outgoing and running costs during the tenancy, to include Council Tax and 5 weeks rent as security deposit.

Vale of White Horse Council – Tel: 01235 422422.

Council Tax Band C

Viewings Strictly by appointment - Tel: 01993 822325

Directions SN7 8RY

From Witney take the A415 to Abington, and after approx. 7 miles, turn right signed to Longworth and Hinton Waldrist. Continue on this road through Longworth and entering the village of Hinton Waldrist, take the first turning on your left, sign posted The Row and then take the first right into Laggots Close. No. 3 is the second house on the left hand side.

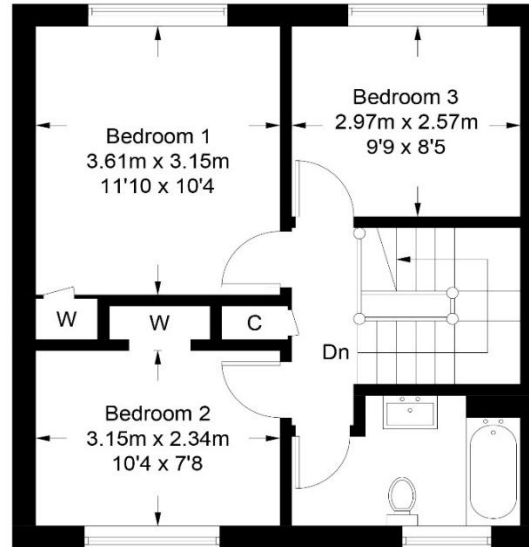
What3Words: ///tinny.warm.builders



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



Ground Floor



First Floor

Approximate Gross Internal Area = 81.8 sq m / 880 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1275103)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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