



Oliver
James



High Street,
Hinton Waldrist,
Nr Faringdon, SN7 8RR
Guide Price
£795,000

Description

Charming Grade II Listed part thatched cottage with character in abundance, further complimented by contemporary additions to the accommodation to form a lovely family home in this quiet village location.

Flexible layout of accommodation offering four potential bedrooms, four bathrooms and a large family kitchen. The main reception room boasts a wonderful Inglenook fireplace with bread oven and beamed ceiling. A stylish oak framed garden room with vaulted roof links the cottage to the accommodation over the garage. Off the galleried landing are two bedrooms both with en-suite bathrooms, the main bedroom having a study/dressing area, further bedroom and family shower room.

A separate staircase from the rear lobby to the hobbies room and further bathroom over the garage space. On the ground floor there is also a large reception room overlooking the garden which can be a bedroom plus utility room and cloakroom.

Outside the property are pretty gardens, a twin open bay garage block, home office/gym and additional parking facilities.





Location

Hinton Waldrist is a village in a civil parish which was transferred from Berkshire in 1974. It is recorded in the Doomsday book of 1066 and the parish church St Margarets dates back to 1250 having been extensively remodelled over the years.

The village is located 2 miles from the A420, ideal for Oxford or Swindon and for Abingdon and the A34 (9 miles), an array of independent schooling can be found with a 25 minute drive, the village also falls within catchment of Longworth Primary school, boasting an outstanding Ofsted report.

The Blue Boar public house is just over a mile away in the village of Longworth which can be accessed by road or across country via footpaths. Millets Farm Shop is nearby providing an exceptional range of local produce, bakery and butchery seven days a week plus garden centre and family fun activities. Leisure facilities can be found at Abingdon, Witney and Wantage and there is golf at nearby Carswell Golf and Country Club and Frilford Heath Championship Golf Club with its three Golf courses.

The city of Oxford is c.12 miles away and Didcot mainline station connects with London (Paddington) with a journey time of 35 minutes. The A34, M4 and M40 road networks are easily accessible.

Agent Notes

The property is Freehold and Grade II listed. Mains services include drainage, water and electricity. The Council Tax is band F with the Vale of White Horse DC. The property has not flooded in the last 5 years.



Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards.

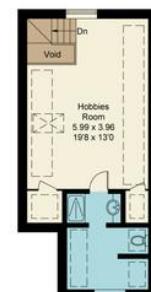
Not to scale, for illustration and layout purposes only.

© Mortimer Photography. Produced for Oliver James.

Unauthorised reproduction prohibited



First Floor



First Floor

Ashdown Cottage, SN7

Approximate Gross Internal Area = 234.0 sq m / 2519 sq ft

Garage Area = 26.2 sq m / 282 sq ft

Total Area = 260.2 sq m / 2801 sq ft

For identification only - Not to scale



Oliver James

For further information, please contact:

Abingdon Office

www.oliverjamesproperty.com

E: abingdon@oliverjamesproperty.com

T: 01235 555007



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.