



3 Cornfields, Garford
In Excess of £350,000

Waymark

3 Cornfields

Garford, Abingdon

Nestled in a picturesque village setting and enjoying stunning views over open countryside, this three bedroom semi-detached property offers an exceptional opportunity for those seeking a home with vast potential.

The property benefits from a versatile layout, featuring two well-proportioned reception rooms that provide flexible living and dining options and a separate kitchen. Completing the ground floor accommodation is the cloakroom. Upstairs, there are three bedrooms comprising two generous double rooms and a single. Two of the bedrooms are positioned to the rear of the property and enjoy stunning views. These rooms are served by a family bathroom.

Externally, the property is further enhanced by driveway parking and a good-sized, south-facing enclosed rear garden.



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Offered to the market with no onward chain, and although in need of modernisation and cosmetic improvement, this home presents an attractive opportunity for buyers looking to personalise and add their own stamp.

Material Information - The property is freehold, connected to mains water, electricity and drainage. The property is heated via an oil fired boiler.

Chances of flooding - very low according to gov.uk. Conservation area - no. Mobile signal - good.

Broadband - Ultrafast available with Gigaclear according to Ofcom.

Please note: the property is sold as seen and there are restrictive covenants on this property, please speak to the agent for further information.



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Garford is a small, peaceful village and civil parish in the Vale of White Horse district of Oxfordshire, set amid open countryside a few miles west of Abingdon-on-Thames and south-west of Oxford. An ancient settlement recorded in the Domesday Book, it takes its name from a historic ford across the River Ock and has long been shaped by agriculture and rural life. The village has a close-knit community and a quiet, traditional character, with notable features including St Luke's Chapel and a village hall. Garford retains a distinctly rural feel while benefiting from easy access to nearby towns and the wider Oxfordshire countryside.

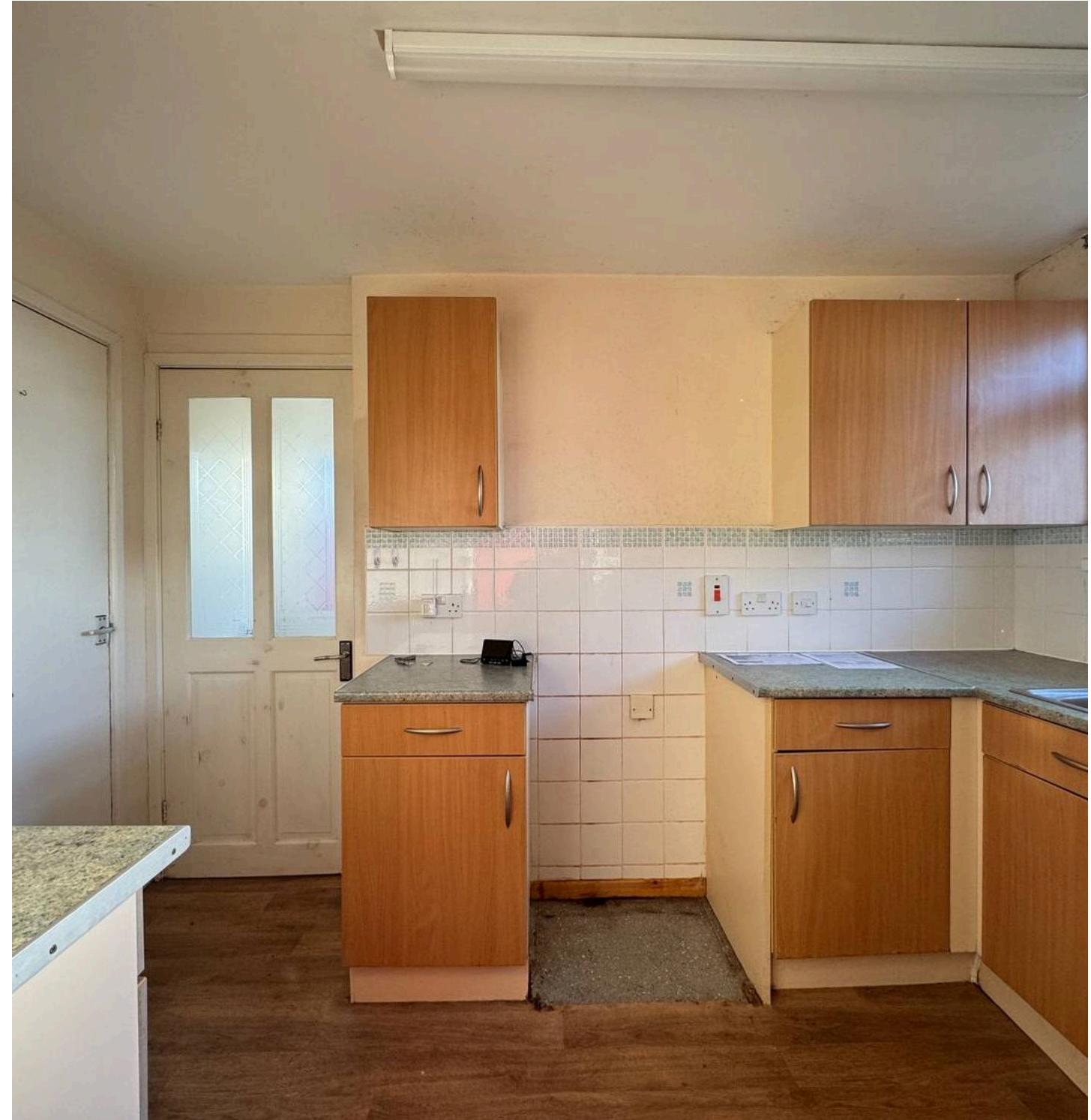
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Three Bedroom Semi-Detached Property Offering Vast Potential
- Stunning Views Over Open Countryside
- Two Reception Rooms & Kitchen
- Good Size Enclosed Rear Garden
- Driveway Parking
- Beautiful Village Location
- No Chain - Viewing Highly Advised

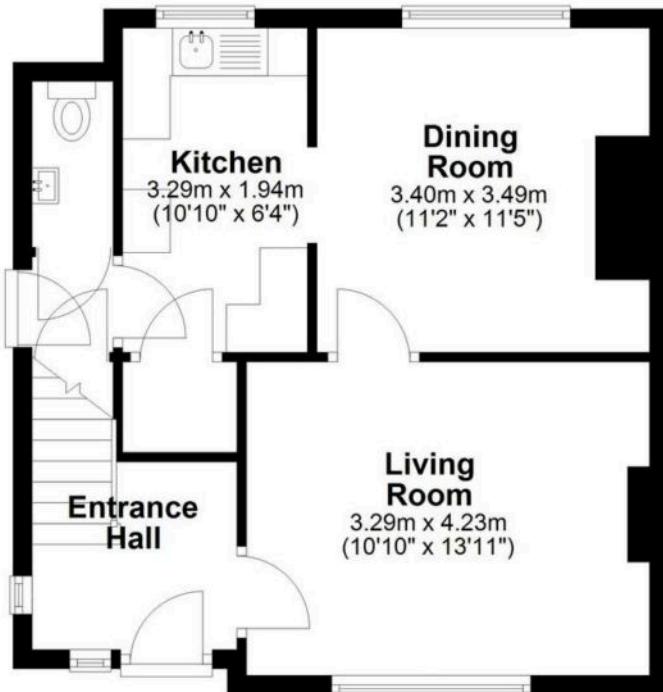






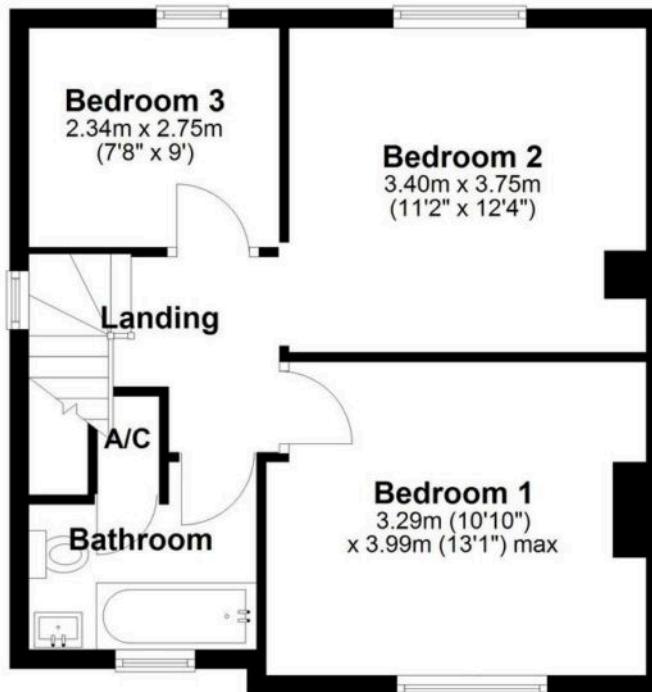
Ground Floor

Approx. 42.9 sq. metres (461.6 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.8 sq. feet)



Total area: approx. 86.6 sq. metres (932.3 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.

Plan produced using PlanUp.

Waymark Wantage

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