

GREEN &  
CO



£695,000 Fawley Lodge, North Fawley, Wantage, Oxfordshire, OX12 9NJ, UK

Freehold



GREEN & CO

£695,000 North Fawley, Wantage

Council Tax Band D

Fawley Lodge is a charming and characterful four-bedroom detached period home, centrally positioned within a generous and exceptionally private plot in the peaceful hamlet of North Fawley, on the edge of the picturesque Lambourn Downs. Dating back to the 1800s, this delightful home retains a wealth of original features, including exposed beams, timbers, and stonework, as well as a character fireplace with a wood-burning stove. Thoughtfully maintained and well-presented throughout, the property offers a wonderful blend of historic charm and modern comfort. The welcoming entrance hall leads to a cloakroom with W.C. and a practical utility/boot room. At the heart of the home is a spacious, well-appointed kitchen/breakfast room featuring an electric Aga and a stable door opening onto the garden. Adjacent lies a generous sitting room with French doors that open directly onto a private patio area-ideal for indoor-outdoor living. Upstairs, the master bedroom benefits from an en-suite shower room, while a second double bedroom also enjoys en-suite facilities. Two further bedrooms and a well-fitted family bathroom complete the accommodation. Outside, the attractive enclosed garden is mainly laid to lawn and offers excellent privacy. A gate from the parking area leads to the front door and the patio, creating a welcoming and tranquil outdoor space. Fawley Lodge is offered to the market with no onward chain, making it an exceptional opportunity in this idyllic rural setting.

what3words. [w3w.co](https://www.what3words.com/)/fussed.voices.important.

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>. If Rightmove has deleted this link, please click on the attached PDF brochure and follow the link provided there.

Utilities. All mains services are connected except for gas.



Green & Co. 33 Market Place Wantage OX12 8AL; t. 01235763562; e.sales@greenand.co.uk



Heating Type. Oil-fired central heating to radiators.

Location. Fawley is a historic village with roots stretching back to Roman times and is home to a charming church. Everyday amenities can be found close by in Great Shefford, which offers a village shop, welcoming pub, and petrol station, while the nearby market towns of Wantage, Hungerford, and Newbury provide a wide selection of shops, supermarkets, and leisure facilities. Families are well served by an excellent choice of schools, including primary schools in Brightwalton and Chaddleworth and renowned independent options such as Pinewood, St Hugh's, Summer Fields, Radley, Abingdon, and Downe House. Transport links are superb, with Junction 14 of the M4 giving easy access to London and the West Country, and regular rail services to London Paddington available from Didcot, Hungerford, and Newbury.

Green & Co. 33 Market Place Wantage OX12 8AL; t. 01235763562; e.sales@greenand.co.uk





GREEN & CO

## Fawley Lodge

Approximate Gross Internal Area = 129.41 sq m / 1393 sq ft



Illustration for identification purpose only, measurements approximate, and not to scale.



Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

**DATA PROTECTION ACT 2018**

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit [www.greenand.co.uk/primary-policy-and-notice](http://www.greenand.co.uk/primary-policy-and-notice).