



**5 Laggots Close, Hinton Waldrist**  
In Excess of £300,000

Waymark

# 5 Laggots Close

Hinton Waldrist, Faringdon

A fantastic opportunity to purchase this well-presented three-bedroom mid-terrace home, ideally situated in the popular and sought-after village of Hinton Waldrist in Oxfordshire. The property offers bright and spacious accommodation throughout and further benefits from two reception rooms, front and rear gardens, a driveway, and a single garage.

The accommodation comprises an entrance hall with built-in storage, a utility room and downstairs WC, a kitchen, and an open-plan sitting/dining room which flows into a pleasant garden room overlooking the rear garden. To the first floor, the landing provides access to three light and airy bedrooms and a family bathroom, with the master bedroom benefiting from large built-in wardrobes.

Externally, the property enjoys both front and rear gardens. A driveway provides off-road parking and leads to a single garage with an electric roller door. The rear garden is designed for low maintenance and is predominantly laid to paved patio, creating an excellent space for outdoor dining and entertaining.

The property is freehold and connected to mains electricity, water, and drainage. Additional benefits include oil-fired central heating and upvc double glazing throughout.

- Terraced Property
- Three Spacious And Light Bedrooms
- Two Reception Rooms
- Including Sitting/Dining Room And Garden Room
- Low Maintenance Rear Garden
- View To Rear Over Open Countryside
- Driveway Parking And Garage With Electric Roller Door
- Popular And Sought After Village Location





## 5 Laggots Close

Hinton Waldrist, Faringdon

The picturesque village of Hinton Waldrist, located c.12 miles south west of Oxford and c.11 miles from both Witney and Abingdon, sits about 1 mile above The River Thames and has beautiful views over The Ridgeway. Hinton Waldrist has a mix of both period and newer style properties within the village. Market gardening, cattle and sheep farming have a prominence here, and a small shop selling locally grown produce attracts visitors from far and wide. The village also boasts The Village Hall, Allotments, The Manor, The Grange and the beautiful 13th century church of St Margaret of Antioch. The renowned Blue Boar Public House can be found in the next village of Longworth, a short walk across the path between the two villages. Local independent schools include St Hughes, Cokethorpe School, Abingdon School and Our Lady's Abingdon School. There is a bus service through the village taking you to Oxford City Centre.

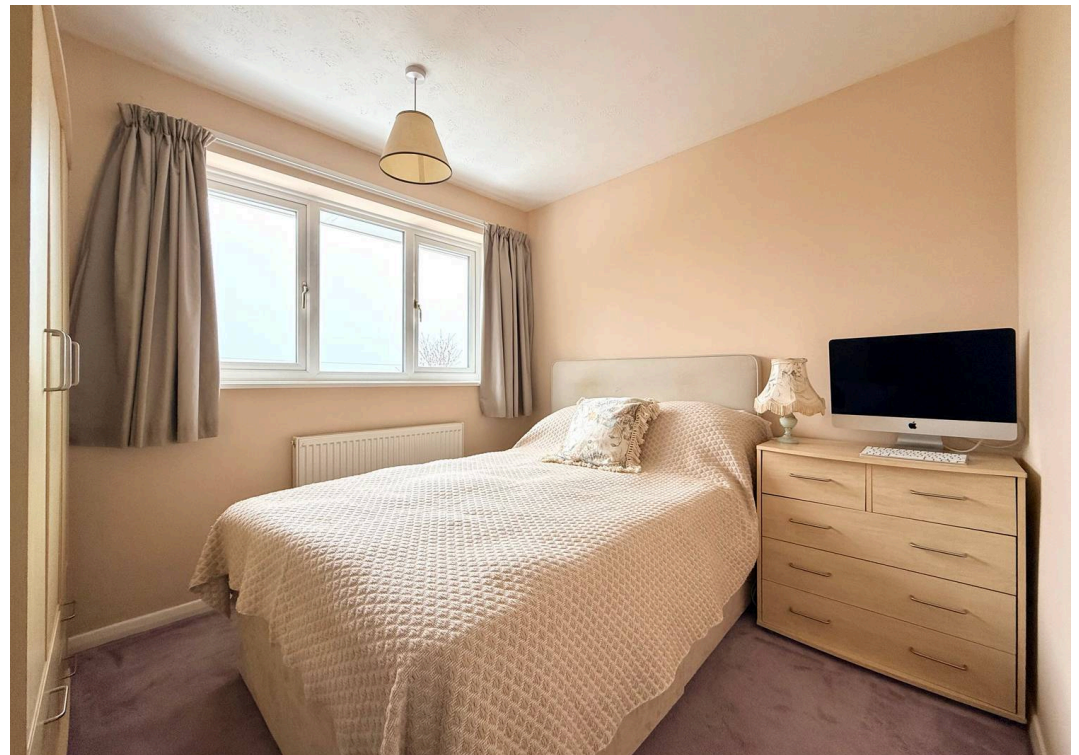
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

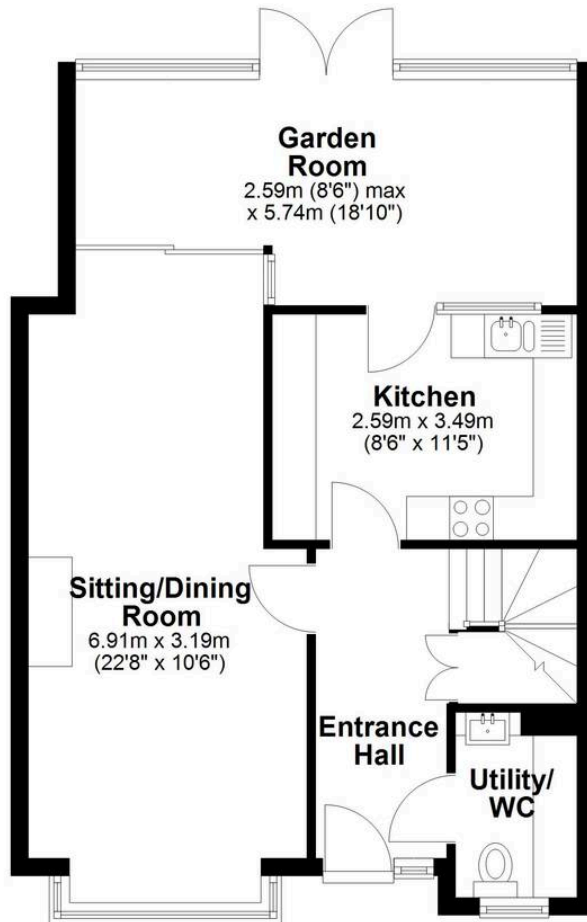






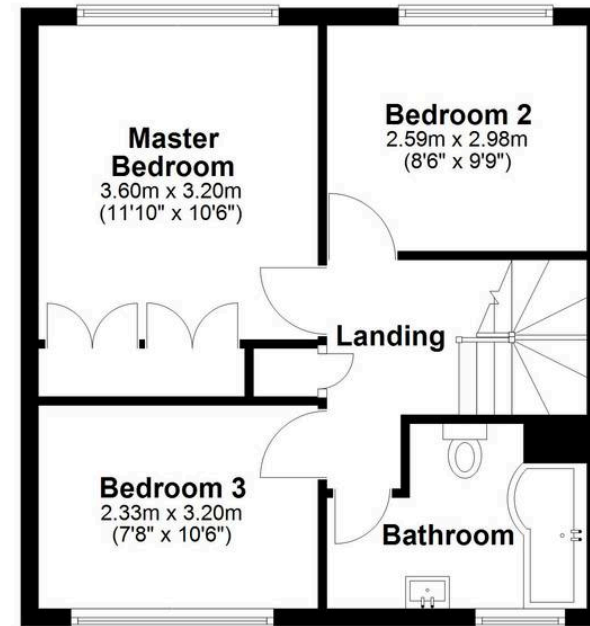
## Ground Floor

Approx. 68.7 sq. metres (739.2 sq. feet)



## First Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



Total area: approx. 110.6 sq. metres (1190.8 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 Property Limited

Waymark Ltd, 2 Cornmarket – SN7 7HG

01367 820 070 • [faringdon@waymarkproperty.co.uk](mailto:faringdon@waymarkproperty.co.uk) • [www.waymarkproperty.co.uk](http://www.waymarkproperty.co.uk)

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan – This plan is for illustrative purposes only.