



2 Croft End, Letcombe Regis, OX12 9JJ

£525,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

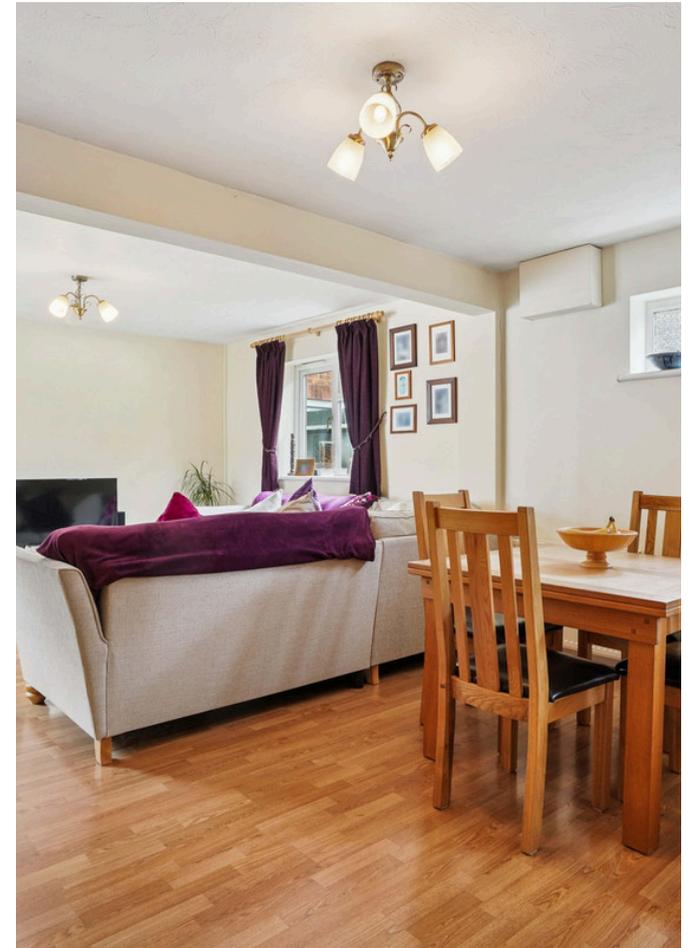
A beautifully presented three/four-bedroom detached bungalow, situated in a quiet cul-de-sac in the idyllic village of Letcombe Regis.

This delightful home comprises a welcoming entrance hall with a storage cupboard, a large principal bedroom with a pleasant outlook over the front garden, two further double bedrooms, and a family bathroom. The well-equipped kitchen opens into the spacious sitting/dining room, allowing for an easy flow and a bright, sociable living space. At the rear of the property a further bedroom or study with ensuite shower room.

Outside, the property is approached by a large driveway offering parking for multiple vehicles, along with a further lawned area to the front. The rear garden features a generous patio, a large lawn, two garages, and a path leading down to a substantial outbuilding, which is currently used as a music room.

Some material information to note: Freehold property. Electric central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard and superfast broadband is available at this postcode. Ofcom checker good outdoor mobile availability is available with most providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





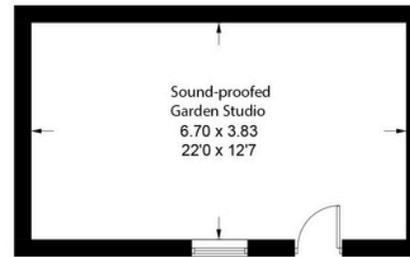
Key Features

- Three / four bedrooms
- Substantial outbuilding and further garage
- Located in a friendly village with a popular local pub
- Spacious living accommodation
- Ample driveway parking
- Positioned on a quiet cul-de-sac
- Spacious living / dining room
- Modern kitchen
- EPC rating: D, Council tax band: E

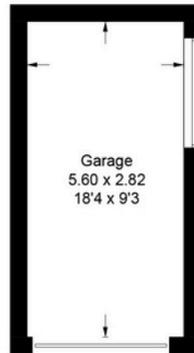
The Location

Letcombe Regis nestles at the foot of the Berkshire Downs approximately 1.5 miles southwest of the Market Town of Wantage. The village has a shop/coffee shop highly regarded public house village hall and sporting facilities/clubs including tennis football cricket and bowls. Wantage is a historic market town situated within the Vale of White Horse. The town offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. There are excellent communication links via the A34 with the M40 in the north and M4 in the south. Didcot c.11 miles offers a fast service to London Paddington c.40 minutes. Oxford Parkway c.21 miles offers a fast service to London Marylebone c. 65 minutes.

Approximate Gross Internal Area = 98.0 sq m / 1055 sq ft
(Excluding Studio / Garage / Carport)



(Not Shown In Actual Location / Orientation)



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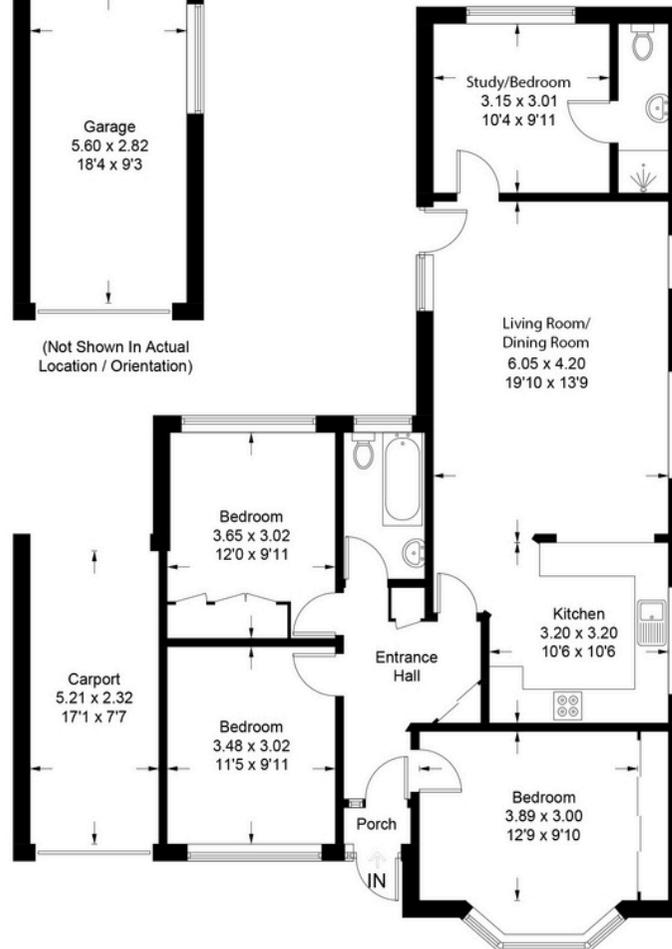


Illustration for identification purposes only, measurements are approximate.

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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