



**Mount Pleasant, Church Street, East Hendred, Wantage, OX12 8LA**

## Welcome to

### Mount Pleasant, Church Street, East Hendred, Wantage

Allen & Harris are pleased to offer this three bedroom cottage offering many characterful features throughout. Set back from the road and enjoying an elevated position, the property has been extended to provide a kitchen/dining room with a glazed roof lantern. In brief the accommodation comprises entrance porch, sitting room with feature wood burning stove, stone floor and under floor heating. There is an inner hallway with stairs to first floor and door to the ground floor bathroom. To the first floor there are two bedrooms with the master offering a feature fireplace and fitted wardrobes. The second floor loft conversion offers a third bedroom with Velux window to rear. All bedrooms have inbuilt storage. Outside there is a small courtyard to the rear and a north facing front garden mainly laid to lawn with pathway to front door. Located to the front of the property is a parking space for one car and a garage offering off road parking or storage facilities.





**Entrance Hall**

**Lounge**

12' x 11' 7" ( 3.66m x 3.53m )

**Kitchen**

14' 9" x 8' 8" ( 4.50m x 2.64m )

**Bedroom One**

10' 6" x 10' 5" ( 3.20m x 3.17m )

**Bedroom Two**

9' 5" x 8' 9" ( 2.87m x 2.67m )

**Bedroom Three**

10' 3" x 8' 7" ( 3.12m x 2.62m )

**Bathroom**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Welcome to

# Mount Pleasant, Church Street, East Hendred, Wantage

- No Onward Chain
- 753 sq ft excluding garage \*taken from EPC
- Three bedrooms
- Kitchen / Dining Room
- Garage

Tenure: Freehold

EPC Rating: E

Council Tax Band: D

## £360,000



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
DID107144 - 0002

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allen & harris



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