



Well Street, Ardington, OX12 8PF
£500,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A rare opportunity to purchase a Grade II listed three bedroom end of terrace cottage which is full of character, and ideally situated in the heart of the idyllic village of Ardington.

This charming three bedroom cottage with an abundance of period features requires some modernisation. The property comprises entrance hall leading to the living room with a stonework fireplace and exposed beams, and an opening through to the dining room and stairwell. A trap door in the dining room leads to the cellar which provides useful additional storage and houses the boiler. The delightful kitchen has a range of units, a pantry, separate cloakroom and access to the rear garden.

The first floor comprises three bedrooms with each displaying lovely character features, plentiful storage options, in addition to a large family bathroom.

Outside, this picturesque property is approached via a small set of steps, garden gate and pathway, and the rear courtyard garden is enclosed by a low wall with gate access.

Some material information to note: Freehold property. Gas central heating, Private water supply, mains electrics and mains drains. Ofcom checker indicates standard and superfast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most major providers. The government portal generally highlights this as a very low flood risk within this postcode. We are not aware of any planning permissions in place which would negatively affect the property. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Three bedroom cottage
- Village location
- Charming period features
- Separate Dining Room
- Cloakroom
- Large family bathroom
- Council Tax Band: E, EPC Rating; D

The Location

Ardington is a delightful estate village on the edge of the Berkshire Downs. There is a village shop offering post office facilities and a bistro, an excellent village pub (The Boars Head), a nursery school and the Church of Holy Trinity which dates from c.1200. The A34 is easily accessible with the M40 to the north and the M4 to the south, Didcot c.7 miles offers a fast service to London Paddington c.40 minutes. The nearby town of Wantage offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday.



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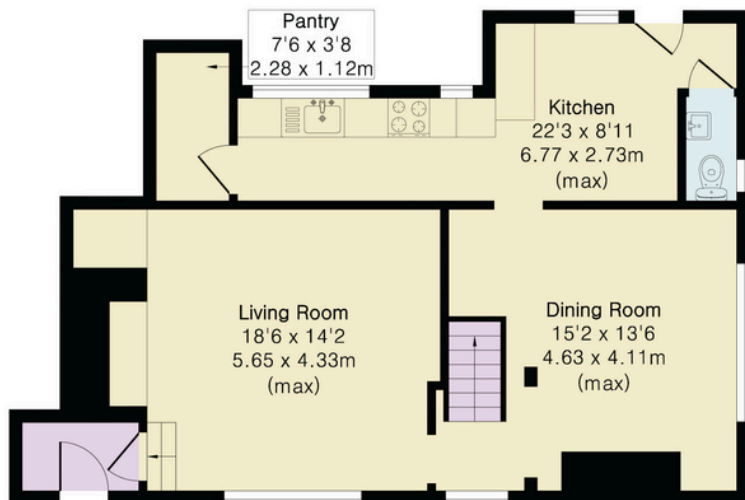
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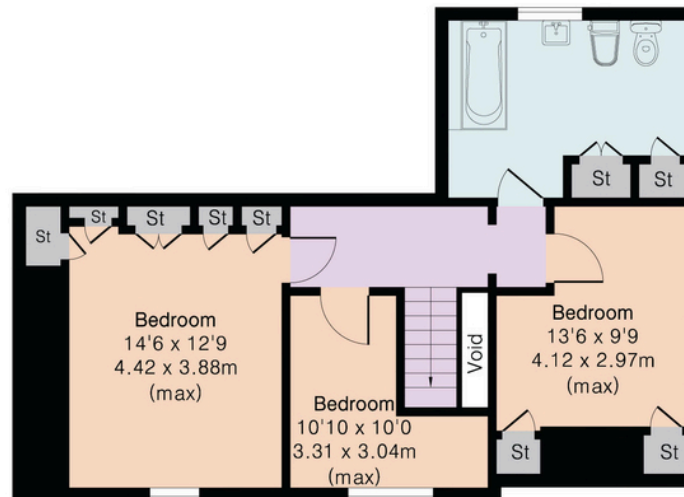
Approximate Gross Internal Area 1286 sq ft - 119 sq m

Ground Floor Area 703 sq ft – 65 sq m

First Floor Area 583 sq ft – 54 sq m



Ground Floor



First Floor

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