



Candleshoe, Fawler
£895,000

Waymark

Candleshoe

Fawler, Wantage

A substantial and impressive four-bedroom detached family home, beautifully extended to offer exceptional space alongside well-balanced and versatile accommodation. Situated in the highly sought-after village of Fawler, the property enjoys stunning views to the rear.

The property welcomes you via an exceptionally spacious entrance hall, complete with a cloakroom, which leads to a generous, well-proportioned dual-aspect living room featuring French doors opening onto the garden. From the entrance hall, you also access the impressive open-plan kitchen and dining area which is the true heart of the home. Designed with modern family living in mind, this space boasts high-quality fittings and provides ample room for both everyday family life and larger-scale entertaining. Off the kitchen, a separate snug provides the perfect retreat for quieter moments, while access to the large formal dining room creates an elegant space for entertaining. Practicality is further enhanced by an excellent utility room, ensuring day-to-day living is both convenient and well organised.

To the first floor, the gallery landing leads to four generously proportioned bedrooms, offering flexibility for family life or visiting guests. A separate study on this floor provides an ideal space for home working. The master bedroom benefits from built-in wardrobes and an en-suite, while a well-appointed family bathroom serves the remaining bedrooms.





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Externally, the garden is a particular highlight, predominantly laid to lawn and bordered by established shrubs, flower beds, and specimen trees. Seasonal planting adds colour and interest, with spring blooms enhancing the outlook. A paved terrace adjacent to the house provides an ideal space for outdoor seating and entertaining, enjoying views across the garden. To the rear, a detached double garage offers additional storage or potential for workshop use, with additional space behind the garage which currently houses a greenhouse. Views across surrounding countryside create a delightful sense of openness and tranquillity. To the front a large gated driveway provides ample off-road parking for several vehicles.

Although requiring some modernisation, the property has been significantly improved and exceptionally well maintained throughout, while still offering considerable scope for further enhancement and personalisation. This outstanding home combines generous accommodation with a practical and versatile layout, making it ideally suited to modern family living. An internal viewing is highly recommended to fully appreciate the quality, space, and setting on offer.

Material Information: The property is freehold, connected to mains electricity and water with private drainage via a septic tank. The property is heated via an oil fired boiler which is serviced annually and there is uPVC double glazing throughout. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor, variable in-home with Vodafone. Good outdoor with O2 & EE. Variable outdoor with Three according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. Only Superfast available.



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Located within the parish of Kingston Lisle in the highly regarded Vale of White Horse district, Fawler forms part of a small and exclusive rural hamlet surrounded by open Oxfordshire countryside. The area is characterised by a collection of individual detached homes and period properties, many dating back to before 1900, set within generous plots and enjoying a high degree of privacy. The postcode itself is extremely low density, with only a handful of properties and a population of just a few dozen residents, creating a peaceful and secluded environment. The setting is quintessentially rural, with rolling farmland, open views, and direct access to the surrounding countryside, including the nearby Ridgeway landscape. Despite its tranquil feel, the location remains accessible, falling within the Wantage catchment and the wider Swindon travel-to-work area, with road links to Oxford, Didcot, and beyond. Nearby villages such as Kingston Lisle, Uffington and Childrey provide local facilities, while Wantage offers a broader range of shops, schools, and services within a short drive.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

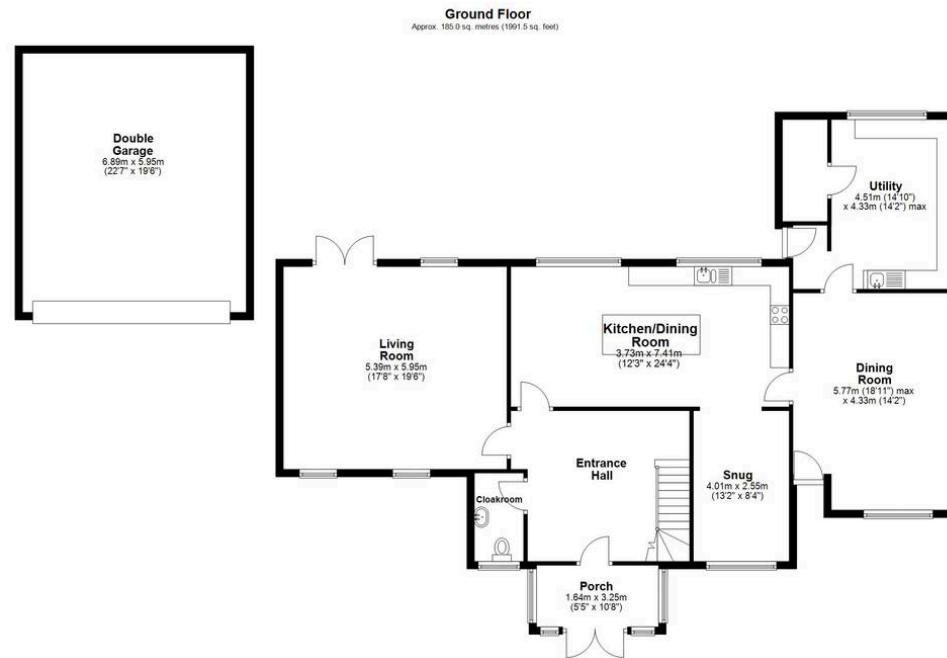
EPC Environmental Impact Rating:

- Substantial, Impressive & Extended Four Bedroom Detached Family Home
- Impressive Kitchen/Dining Room & Exceptional Separate Dining Room
- Large Living Room & Separate Snug
- Cloakroom & Excellent Utility Space
- All Generous Bedrooms With Separate Study On First Floor
- Fantastic Position With Views To The Rear









Total area: approx. 278.1 sq. metres (2993.8 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 Wantage

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