

£255,000 Rowan Cottage, 9 Copperage Road, Farnborough, OX12 8NX, UK Freehold

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Council Tax Band C

This charming and characterful one-bedroom semi-detached thatched cottage (not listed) is situated in a highly sought-after downland hamlet, surrounded by beautiful open countryside. Offering a rare opportunity to acquire a property of this style and size in such a desirable location, the cottage combines period charm with cosy living. The first floor features a double bedroom with exposed timbers and an en suite shower room wth WC. On the ground floor, the spacious sitting/dining room boasts exposed timbers and an attractive fireplace with an electric stove, creating a warm and inviting focal point. The accommodation is completed by a fitted kitchen and a separate ground floor bathroom. On-street parking is available in the lay-by opposite the property, although spaces are not allocated. The cottage is offered to the market with the added benefit of no onward chain.

what3words. ///fragments.stolen.shirtless.

Utilities. All main services are connected except for gas.

Heating Type. Electric heating.

Location. Farnborough is an attractive downland village in the sought-after OX12 area, surrounded by rolling countryside and positioned around four miles south of Wantage. Mentioned in the Domesday Book, the village offers a peaceful rural setting with a strong sense of character, historic charm and far-reaching walks close by, while still being within easy reach of everyday amenities. The nearby market town of Wantage provides a broad range of shops, cafés, restaurants, pubs, supermarkets, schools and leisure facilities, together with regular bus connections to surrounding towns. For commuters, the area is well placed for access to the A34, A338 and A417, with Didcot Parkway providing mainline rail services to London Paddington, Reading, Oxford and Bristol.

Other Material Information. The property is thatched.



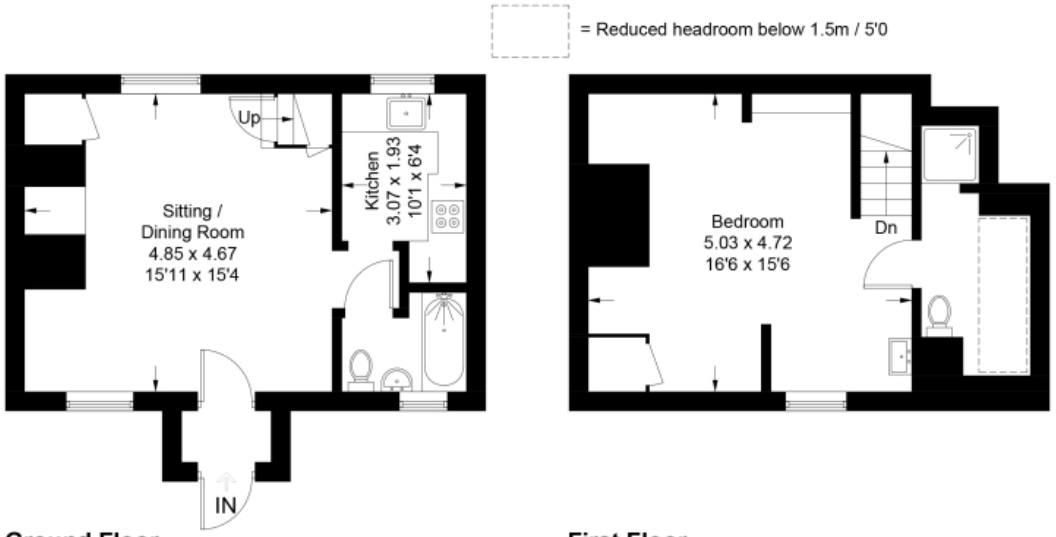




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Approximate Gross Internal Area = 57.6 sq m / 621 sq ft
Reduced Headroom = 2.2 sq m / 24 sq ft
Total = 59.8 sq m / 645 sq ft

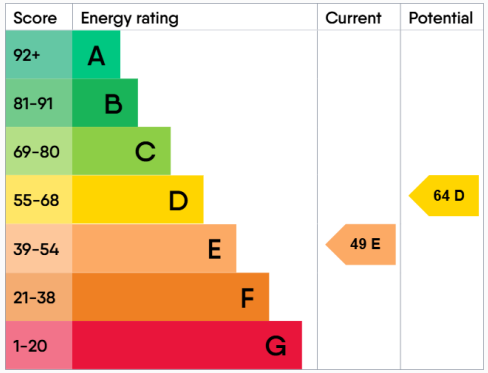


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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Ofcom. For broadband speeds and mobile coverage, visit https://www.ofcom.org.uk/.

SDLT. For Stamp Duty Land Tax calculations, visit https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

Flood Risk. To check the long-term flood risk for this property, visit https://www.gov.uk/check-long-term-flood-risk.

Planning. To see any planning applications that may affect this property, visit https://www.gov.uk/search-register-planning-decisions.

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