



Priors Lane, Hinton Waldrist, SN7 8RX

Guide Price £595,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

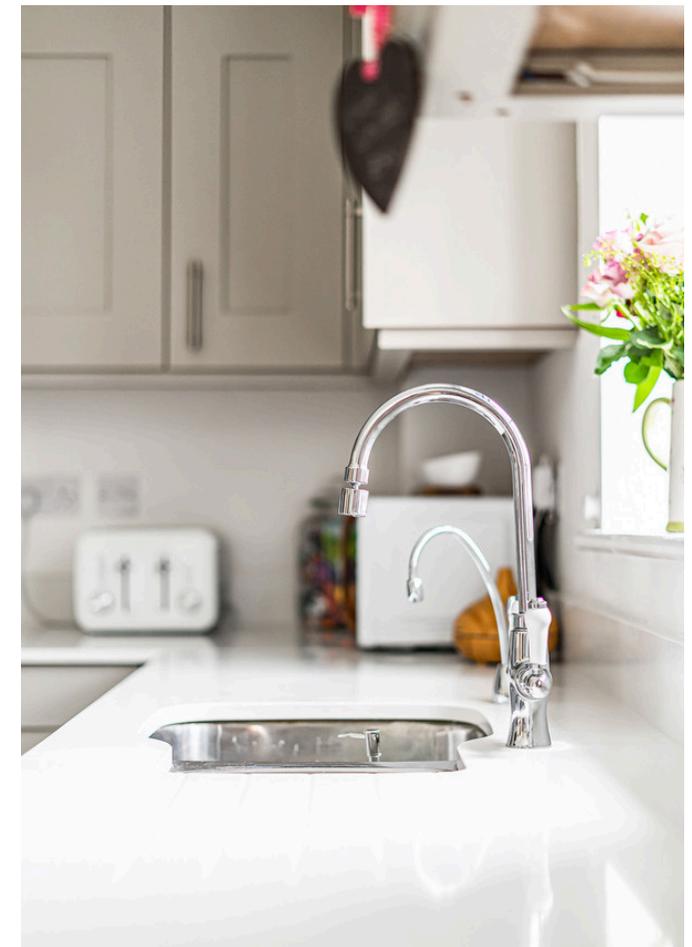
Loder Cottage is a high-specification home, thoughtfully designed with clean lines and a focus on modern, practical living. The ground floor offers understated luxury, with underfloor heating throughout. At its heart is a spacious kitchen and dining area, fitted with integrated appliances and quality cabinetry. Bi-fold doors open onto the garden, creating a bright, open-plan space ideal for living and entertaining. A separate sitting room provides a comfortable retreat, complementing the contemporary style.

Upstairs, the first floor hosts the main bedrooms. The principal bedroom features bespoke fitted wardrobes and a private en-suite shower room. Two further bedrooms—a generous double and a flexible single—are served by a stylish family bathroom with modern fittings. A neutral design continues throughout, creating a calm, inviting feel.

A key feature is the converted second floor, adding valuable living space. Labelled as Bedroom 4, this bright and versatile room can serve as a fourth bedroom or additional reception room, complemented by a self-contained study and a light-filled landing suitable for extra desk space. Large windows and skylights enhance the sense of space, offering elevated countryside views.



Externally, the property benefits from a double-width heritage-style carport with integrated storage, plus one dedicated visitor space and one shared visitor space. The enclosed rear garden features a paved patio and level lawn, and the home is set within a quiet, exclusive development of just six properties.



## Key Features

- High-specification home with a modern, stylish finish throughout
- Spacious open-plan kitchen/dining area with bi-fold doors to the garden
- Separate, well-proportioned sitting room
- Principal bedroom with fitted wardrobes and en-suite
- Contemporary family bathroom and additional bedrooms
- Versatile second-floor room ideal as a fourth bedroom or reception room
- Enclosed rear garden with patio and level lawn
- Double-width heritage-style carport with integrated storage, plus one dedicated and one shared visitor parking space
- Well-positioned within a desirable village with excellent road links to Oxford, Swindon and beyond
- EPC Rating C - Council Tax Band D



## The Location

Set within the desirable village of Hinton Waldrist, Priors Lane enjoys a peaceful setting surrounded by open countryside while remaining well-connected. The village offers a welcoming community atmosphere, a parish church and access to scenic walking routes, with everyday amenities available in nearby Faringdon and Wantage.

For commuters, the property is conveniently positioned for access to Oxford, Swindon and the A420, providing straightforward links to the A34 and M4. Mainline rail services are available from nearby stations, offering routes into London, making this an ideal location for those seeking a balance between rural living and connectivity.

- Utilities: Electricity/water/drainage are connected.
- Heating: Air source pump central heating.
- Parking: Double car port & visitor parking.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: None known.



## Approximate Gross Internal Area 1438 sq ft - 135 sq m

Ground Floor Area 555 sq ft – 52 sq m

First Floor Area 555 sq ft – 52 sq m

Second Floor Area 328 sq ft – 31 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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