



2 Rectory Lane, Letcombe Bassett, Wantage, OX12 9LN
£380,000 Freehold

THOMAS
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SALES LETTINGS



The Property

A charming and spacious two-bedroom semi-detached cottage located in the picturesque village of Letcombe Bassett. This is a fantastic opportunity to purchase a property full of character and set in a delightful location.

The versatile accommodation comprises a welcoming hallway with stairwell, study, and large reception room with a working fireplace. The superb kitchen/dining room is equipped with a range of floor and wall units, a log burner, and patio doors into the conservatory with delightful garden views and French doors lead to outside.

To the first floor two generous double bedrooms, one has built in wardrobes and a dressing room and there is a spacious family bathroom with corner bath.

Outside is a particular feature of this property. There is a double garage for parking and steps lead to the attractive front garden laid mainly to lawn with mature shrub borders. The private rear garden is also laid to lawn with patio area and shrub borders.

Some material information to note: Freehold property. Oil fired central heating. Mains water, mains electrics and septic tank. Ofcom checker indicates standard and superfast broadband is available at this postcode. Ofcom checker indicates outdoor mobile availability is available with all major providers. The government portal generally highlights this as a very low flood risk 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.



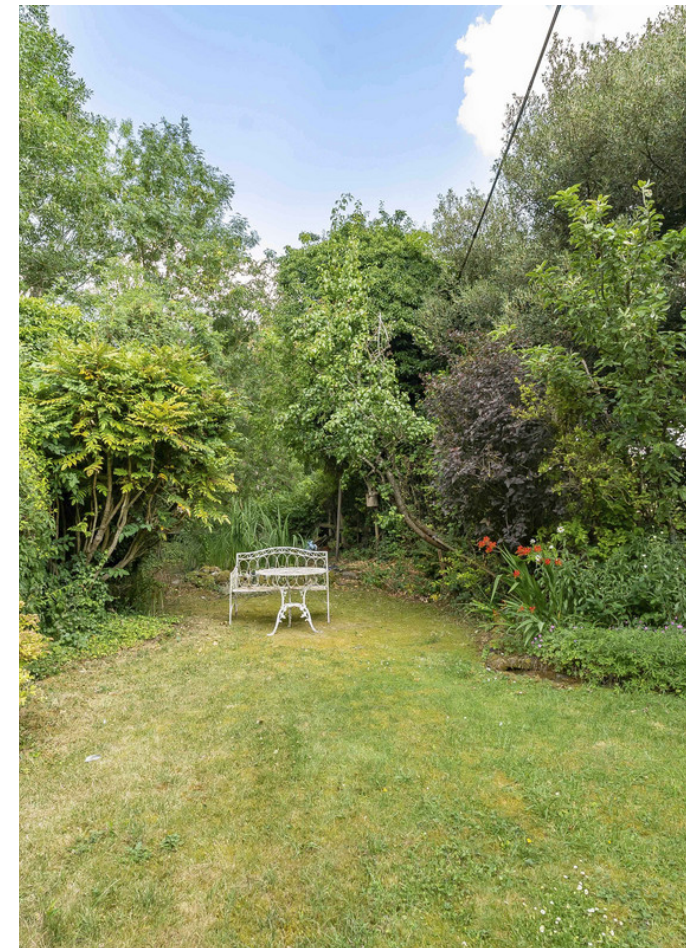


Key Features

- Two bedroom character cottage
- Kitchen / dining room with wood burner
- Attractive front and rear gardens
- Double garage
- Sitting room
- Study
- Bathroom and separate downstairs cloakroom
- Utility room
- Dressing room to master bedroom
- Council Tax Band: E, EPC: D

The Location

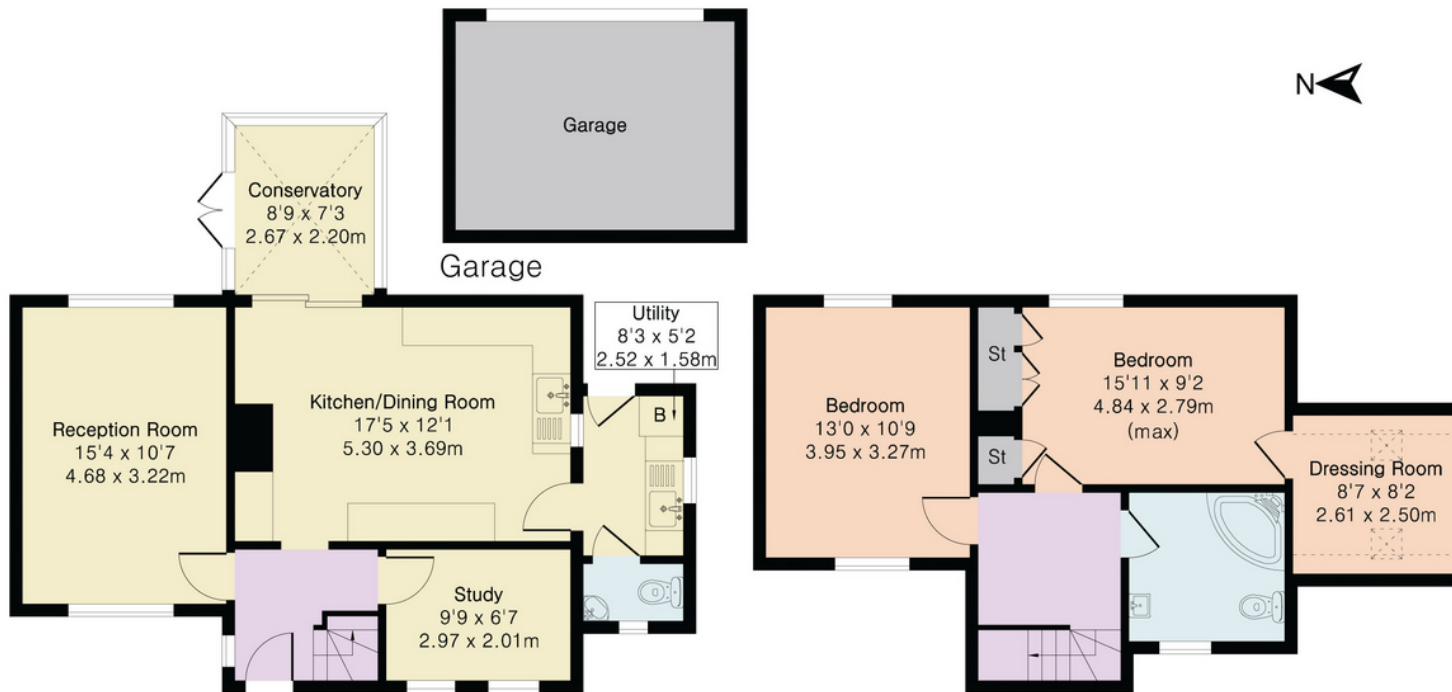
Letcombe Bassett is situated at the foot of The Ridgeway in an area of outstanding natural beauty about c3 miles south west of Wantage. Nearby, Letcombe Regis has a shop/coffee shop, public house, village hall and sporting facilities/clubs including tennis, football, cricket and bowls. Wantage is a historic market town situated within the Vale of White Horse. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages, a range of shopping and leisure facilities, as well as a market on a Wednesday and Saturday. There are excellent communication links via the A34 with the M40 in the north and M4 in the south. Didcot c.12 miles offers a fast service to London Paddington c.40 minutes. Oxford is c.19 miles, Newbury c. 18 miles and M4 (J14) c.12 miles.



Approximate Gross Internal Area 1147 sq ft - 107 sq m (Excluding Garage)

Ground Floor Area 641 sq ft – 60 sq m

First Floor Area 506 sq ft – 47 sq m



Ground Floor

First Floor



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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2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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