

2 Croft End, Letcombe Regis

£485,000

Waymark

2 Croft End

Letcombe Regis, Wantage

An individual and versatile three/four-bedroom detached bungalow, quietly positioned within a desirable cul-de-sac in the highly regarded village of Letcombe Regis.
Offering well-proportioned accommodation, this well presented home provides an excellent balance of comfortable living space and versatility, with the added benefit of a substantial detached garage and soundproofed garden room.

A welcoming entrance hall leads into the main living accommodation, with a well-appointed kitchen positioned alongside the generous living/dining room. The living/dining space is particularly appealing, offering excellent proportions and plenty of natural light, with a layout that works equally well for relaxed family living or entertaining. The ground floor further provides three well-proportioned bedrooms, including a generous master bedroom with large built-in wardrobes and feature bay window. The second bedroom also benefits from built-in storage, while a family bathroom serves all three bedrooms. To the rear, a particularly useful fourth bedroom/study benefits from its own en-suite shower room, making it ideally suited to those requiring a dedicated home office, guest accommodation or additional bedroom.





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Outside, the property continues to impress. A substantial driveway provides ample off-road parking, complemented by a carport and detached garage. The rear garden offers a good degree of privacy, with a generous paved terrace leading onto a sizeable lawned area. One of the property's notable features is the substantial soundproofed garden room, positioned towards the rear of the garden. Currently arranged as a music room, this impressive space offers considerable potential for a variety of uses, whether as a studio, home office, creative space, gym or entertaining room. Overall, this is a well-proportioned and highly adaptable village home, combining generous accommodation with excellent outside space, all within the peaceful setting of Letcombe Regis.

Material Information: The property is freehold and connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler which was replaced 2-3 years ago and there is uPVC double glazing throughout. Conservation Area - No. Very low risk of flooding according to Gov.uk. Mobile Coverage - Good outdoor for Vodafone, Three & EE. Variable Outdoor for O2 according to https://checker.ofcom.org.uk/ Please check as mobile networks may wary. Broadband - Superfast available.



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The property is located in the heart of the desirable downland village of Letcombe Regis. The village itself boasts a Church, village hall, sports field and Public House, and also benefits from the use of the amenities at the exclusive Richmond Village development, where there are leisure facilities, a shop and a restaurant. The market town of Wantage is some 2 miles to the east and provides a more comprehensive range of leisure and shopping facilities, together with both primary and secondary schools. There are excellent road links to the A34 via the A417, which in turn leads to the M40 to the north and the M4 to the south. Didcot is situated to the east where there is a main line rail link to London Paddington (45 minutes).
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Individual Three/Four Bedroom Detached Bungalow
- Quiet Cul-De-Sac Position In Sought-After Letcombe Regis
- Flexible Fourth Bedroom/Study With En-Suite Shower Room
- Substantial Soundproofed Garden Room/Music Studio
- Detached Garage, Carport & Extensive Driveway Parking
- Good Size & Private Rear Garden











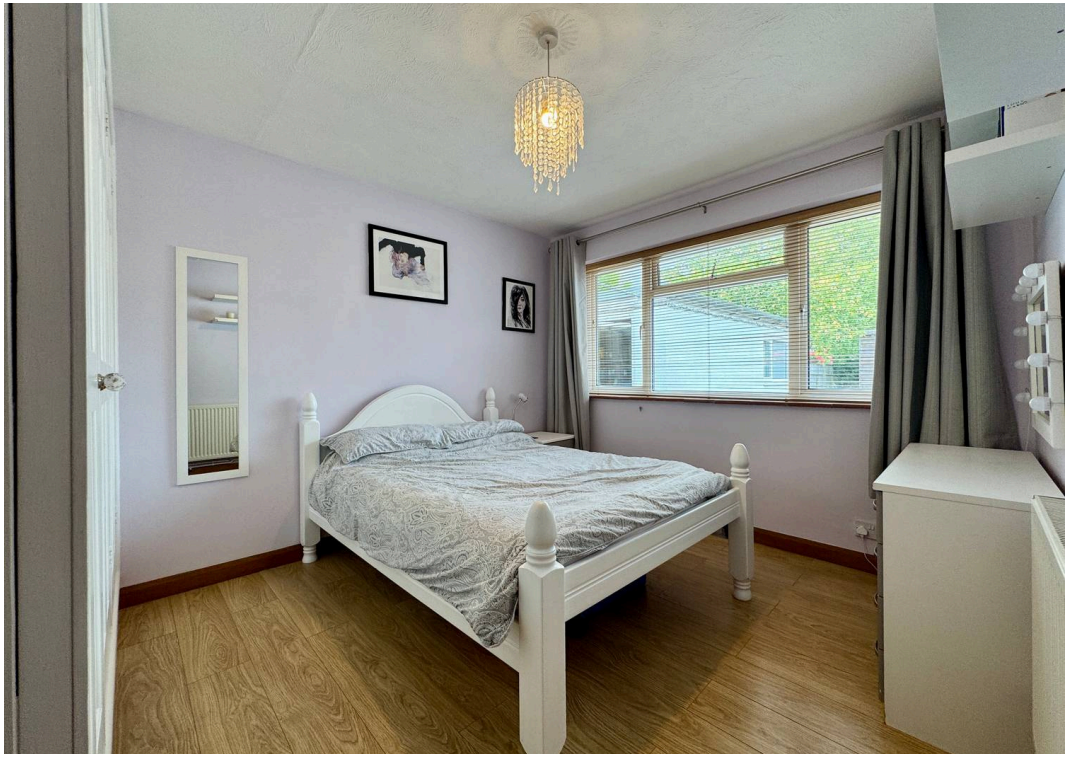















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