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FOR SALE

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£425,000 4 Croft End, Letcombe Regis, Wantage, Oxfordshire, OX12 9JJ, UK

Freehold



£425,000 Croft End, Letcombe Regis

Council Tax Band E

Situated in the highly sought-after village of Letcombe Regis, one of Oxfordshire's most desirable locations, this detached bungalow occupies a generous plot and offers versatile and well-proportioned accommodation throughout. The property features two/three bedrooms, a spacious kitchen, a comfortable sitting room, and a wet room, providing flexible living arrangements to suit a variety of buyers. Further benefits include an attached single garage, ample driveway parking, oil-fired central heating, and double-glazed windows. Outside, the property enjoys mature and well-established gardens to both the front and rear, creating an attractive and private setting. Offered for sale with the significant advantage of no onward chain, this represents a rare opportunity to acquire a bungalow in such a prestigious village location. Early viewing is highly recommended to fully appreciate all that this property has to offer.

what3words. [w3w.co/invested.celebrate.lower](https://www.what3words.com/w3w.co/invested.celebrate.lower).

Utilities. All main services are connected except Gas.

Heating Type. Oil-fired central heating to radiators.

Location. Letcombe Regis & Letcombe Bassett nestle at the foot of the Berkshire Downs escarpment on Letcombe Brook approximately one 1 mile southwest of the historic Market Town of Wantage. Recorded in The Domesday Book of 1086, Letcombe's name may derive from the Old English Ledecumbe, meaning the lede in the combe – i.e., the brook in the valley. The recent addition of the Richmond Village retirement development, featuring a shop, restaurant, and leisure facilities and the re-opening of the superb Greyhound Public House have enhanced this already thriving local community. With superb access to the surrounding countryside, The Letcombe



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Regis and Bassett are pretty English villages with a range of property stock, from period country cottages to executive style family homes, and just about everything in between making this one of the area's most desirable locations.

Other Material Information. The garage may have an asbestos roof, and it has a single-glazed window and door.

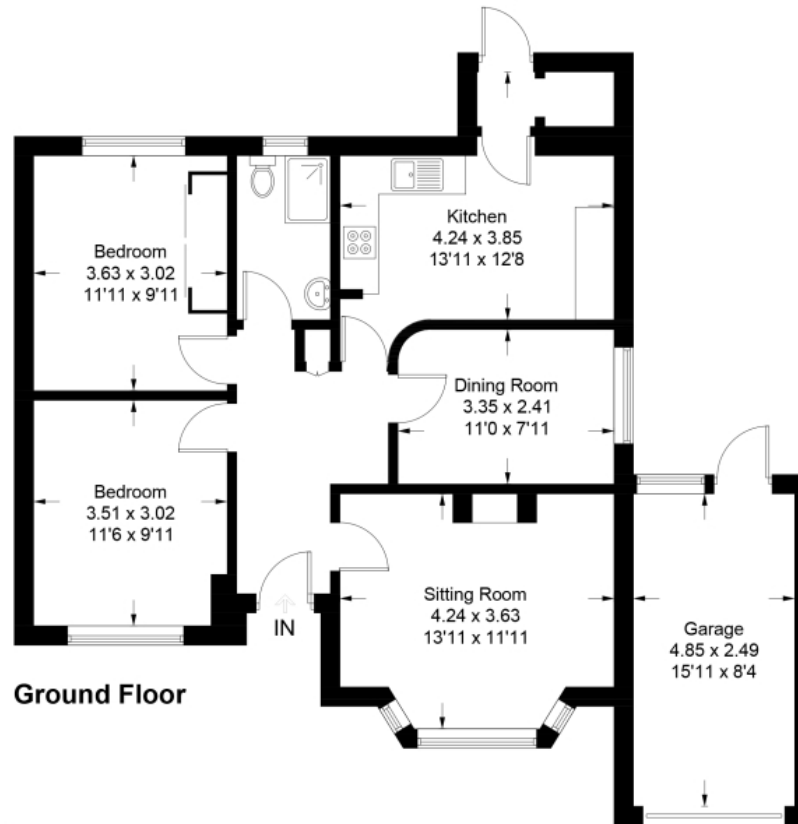




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4 Croft End

Approximate Gross Internal Area = 73.4 sq m / 790 sq ft
 Garage = 12.5 sq m / 134 sq ft
 Total = 85.9 sq m / 924 sq ft



Ground Floor

GREEN

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.
 floorplansUsketch.com © (ID1039749)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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>.

The logo for Green & Co. is displayed in white serif font on a dark green rectangular background. The word 'GREEN' is in a larger font size than '& CO'.

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