



Russets Buckland Road, Charney Bassett
£525,000

Waymark

Russets Buckland Road

Charney Bassett, Wantage

An attractive and exceptionally well-maintained two-bedroom detached bungalow, offering spacious and versatile accommodation, complemented by a beautifully established private garden and an enviable setting. The property has been thoughtfully improved and enhanced over the years, whilst being meticulously cared for throughout, creating a comfortable and inviting home that is ready to enjoy.

With its generous proportions, excellent range of accommodation and particularly appealing outside space, the property offers a rare combination of comfort, privacy and practicality. An internal inspection is highly recommended to fully appreciate the quality, presentation and considerable appeal this delightful bungalow has to offer.

The heart of this wonderful home is the generously proportioned living room, providing an elegant and comfortable space in which to relax and entertain. Measuring an impressive 5.77m in length, the room enjoys an excellent sense of space and is complemented by the adjoining conservatory, which provides a light-filled extension of the living accommodation and a lovely connection with the garden. The dining room sits conveniently alongside, creating a natural flow between the principal living spaces and making the property particularly well suited to both everyday living and entertaining.

The well-appointed kitchen sits conveniently alongside the dining area and is fitted with an excellent range of wall and base units, providing ample storage and generous worktop space. Attractive neutral porcelain tiling complements the finish, creating a bright and practical space for everyday use.



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The property offers two generously proportioned bedrooms, both benefiting from fitted wardrobes and attractive bay windows, which enhance the sense of space and provide each room with an appealing focal point. The master bedroom further benefits from a private en-suite, while a stylish and modern four-piece family bathroom serves the remainder of the accommodation, providing both practicality and comfort.

In addition, the property benefits from a converted utility space, formerly the garage, which has been thoughtfully adapted to provide a secure and highly practical area for additional appliances, storage and household essentials. The remaining section of the garage continues to offer useful external storage, providing an excellent combination of practicality and versatility.

Outside, a beautifully established and mature south-facing rear garden, offering an excellent degree of privacy and providing a wonderfully peaceful outdoor setting. The garden is thoughtfully complemented by a variety of established fruit trees, adding character and seasonal interest, together with three useful storage sheds and a greenhouse, ideal for keen gardeners and those requiring additional storage. A paved patio area provides the perfect space for outdoor seating and entertaining, enjoying the sunny aspect and tranquil surroundings. The mature planting and established borders create an attractive and secluded garden, perfectly suited to relaxing, entertaining and enjoying outdoor living throughout the warmer months. The garden also benefits from convenient side pedestrian access leading through to the front of the property, where a large driveway provides generous off-road parking for several vehicles.



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This excellent combination of private outdoor space, practical storage and ample parking further enhances the appeal and versatility of this beautiful home.

Furthermore, the property occupies a highly sought-after position within the picturesque village of Charney Bassett, enjoying a peaceful rural setting with views over the surrounding farmland to the front. For added convenience a pedestrian pathway conveniently runs alongside the property and provides access to the village playing field, whilst also connecting with the surrounding network of footpaths and countryside walks. This attractive setting offers a wonderful sense of space and tranquillity, making the property particularly appealing to those looking to enjoy the peaceful village lifestyle and surrounding countryside.

As well as being exceptionally well maintained, the property has been continually improved and carefully looked after. Works carried out include the replacement of all windows between 2019 and 2025, installation of a new boiler in 2020 which has been serviced annually, and replacement of the hot water tank in 2024. Further improvements include new flooring, an upgraded bathroom and en-suite, and additional storage throughout the property.





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Charney Bassett is a popular and sought after rural village located within the Vale of White Horse. The village has an active community and a village hall. Further amenities and excellent primary schools can be found in neighbouring Stanford in the Vale and the Hanneys, with a more comprehensive range of retail, leisure and educational facilities available in the market towns of Faringdon (5 miles) and Wantage (6 miles). There are good road links to Oxford and Swindon (A420) and mainline rail links to London from Oxford, Swindon and Didcot.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D



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Material Information: The property is freehold and connected to LPG gas, electricity, water, and drainage and uPVC double glazing throughout. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor EE & Three. Variable outdoor for O2 and Vodafone according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. Broadband - Superfast available. We are not aware of any planning permissions currently in place, or any local planning developments, that would adversely affect the property.

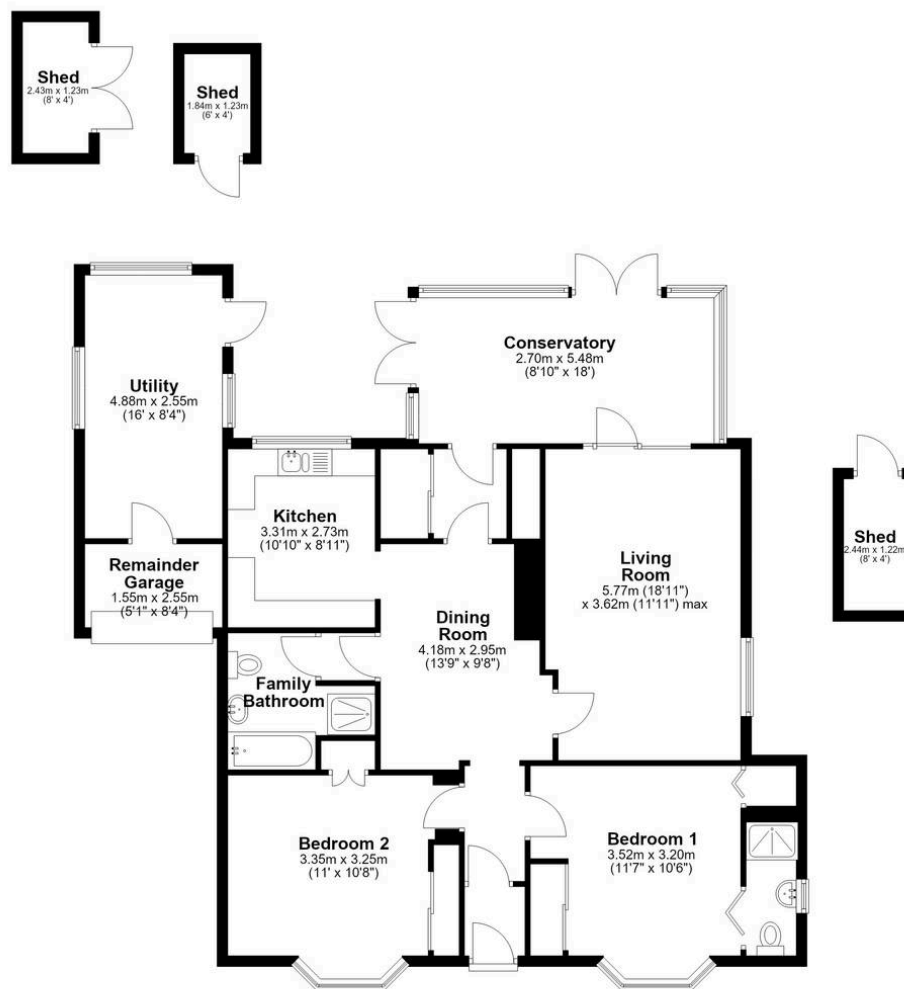
- Truly Immaculate Two Bedroom Detached Bungalow
- Impressive Conservatory With Pleasant Aspect Over The Garden
- Large Living Room, Separate Dining Room & Kitchen
- Generous Double Bedrooms Both With Built-In Wardrobes
- Highly Sought After Charney Bassett Location
- Pleasant Position With Views Over Farmland
- Beautifully Established & Highly Private Rear Garden
- Large Gravel Driveway For Several Vehicles





Ground Floor

Approx. 132.4 sq. metres (1424.8 sq. feet)



Total area: approx. 132.4 sq. metres (1424.8 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

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