



DOUGLAS & SIMMONS



7, Knoll Close, Letcombe Bassett

Wantage, Oxfordshire

7 Knoll Close, Letcombe Bassett, Wantage, OX12 9LS

Guide Price £250,000 Freehold

A unique opportunity to acquire an affordable semi-detached bungalow in this highly desirable down village. Situated in a quiet close coming to the market as an unfinished project with planning permission to extend the property.

- Village location • Potential to extend • Renovation opportunity • Large living room • Large potential bedroom • Wrap around gardens



LOCATION

Letcombe Bassett is a delightful downland village situated south of Wantage and benefits from a village hall, playground, and bus service. Adjacent sister village Letcombe Regis has the popular 'Court Hill Centre', which is a unique facility for exploring the nearby Ridgeway (a national trail) by walking, cycling or even horse riding as well as offering photography, teaching, catering tea rooms and accommodation. Nearby market town Wantage offers a popular weekly market and regular farmers' market as well as a comprehensive range of shopping, leisure, health and recreational facilities, schools for all ages, a regular bus service, Library, museum, a good selection of local shops, cafes, a boutique, small restaurants and public houses. Excellent road links to the A34 via the A417, which in turn leads to the M40 in the north and the M4 in the south. Didcot is situated to the east with a main line train Station to London (Paddington c.45 mins).

DESCRIPTION

A unique opportunity to acquire an affordable semi-detached bungalow in this highly desirable down village. Situated in a quiet close coming to the market as an unfinished project with planning permission to extend the property.

There have been some initial preparatory works internally in preparation for modernising and therefore needs substantial works. Also with the added benefit of planning permission to enlarge the property throughout providing two bedrooms with a bathroom and kitchen and sitting room when finished.

The building regulation drawings are completed and will be included in the sale. These are available to look at upon request.

The gardens wrap round three sides of the property with attractive views to the rear. There is parking available in the close whilst not allocated it is normally available.

FLOOR AREA

542.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND B



