



**Mount Pleasant, Church Street, East Hendred, Wantage, OX12 8LA**



## Welcome to

### Mount Pleasant, Church Street, East Hendred, Wantage

Allen & Harris are pleased to offer this three-bedroom cottage offering many characterful features throughout. Set back from the road and enjoying an elevated position, the property has been extended to provide a kitchen/dining room with a glazed roof lantern. In brief the accommodation comprises entrance porch, sitting room with feature wood burning stove, stone floor and under floor heating. There is an inner hallway with stairs to first floor and door to the ground floor bathroom. To the first floor there are two bedrooms with the master offering a feature fireplace and fitted wardrobes. The second floor loft conversion offers a third bedroom with Velux window to rear. All bedrooms have inbuilt storage. Outside there is a small courtyard to the rear and a north facing front garden mainly laid to lawn with pathway to front door. Located to the front of the property is a parking space for one car and a garage offering off road parking or storage facilities.





## Entrance Hall

## Lounge

12' x 11' 7" into chimney recess ( 3.66m x 3.53m into chimney recess )

## Kitchen

14' 9" x 8' 8" ( 4.50m x 2.64m )

## Bedroom One

10' 6" x 10' 5" ( 3.20m x 3.17m )

## Bedroom Two

9' 5" x 8' 9" max into recess ( 2.87m x 2.67m max into recess )

## Bedroom Three

10' 3" x 8' 7" ( 3.12m x 2.62m )

## Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Mount Pleasant, Church Street, East Hendred, Wantage

- Three bedrooms
- 753sqft excluding garage \*taken from EPC
- Kitchen / Dining Room
- Well established north facing garden
- Garage

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

# £365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DID105872 - 0004

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