



**High Street, Hinton Waldrist, Faringdon, SN7 8RN**

## Welcome to

### High Street, Hinton Waldrist Faringdon

Nestled in the picturesque village of Hinton Waldrist, this exquisite three bedroom detached house boasts high specifications and an array of outstanding features, making it the perfect family home. Nestled in the picturesque village of Hinton Waldrist, this exquisite three-bedroom detached house boasts high specifications making it the perfect family home. As you step into the spacious entrance hall, you are greeted by an abundance of natural light and a sense of elegance that flows throughout the property. The large reception room provides a welcoming space for relaxation and entertaining. The heart of the home is the expansive eat-in kitchen, featuring beautiful high-quality fittings, ample storage, and modern appliances. The highlight of this space is the stunning bi-folding doors that seamlessly connect the indoor and outdoor areas, leading you to a magnificent garden that is perfect for alfresco dining and family gatherings. The garden is also home to a luxurious hot tub, inviting you to unwind in your private oasis. The property comprises three generous double bedrooms, each designed with comfort in mind and serviced by a stylish family bathroom. For added convenience, a separate utility room enhances functionality, making laundry tasks a breeze. This exceptional home also features a double garage and three sizeable workshops. Adding to the allure of this property is a separate large annex, complete with an open-plan kitchen area, a separate bedroom, a bathroom, and a sauna which is rented through AirBnb. With a large driveway offering parking for multiple vehicles, this home combines luxurious living with practical amenities in an idyllic village setting.



# High Street, Hinton Waldrist, Faringdon, SN7

Approximate Area = 1523 sq ft / 141.4 sq m

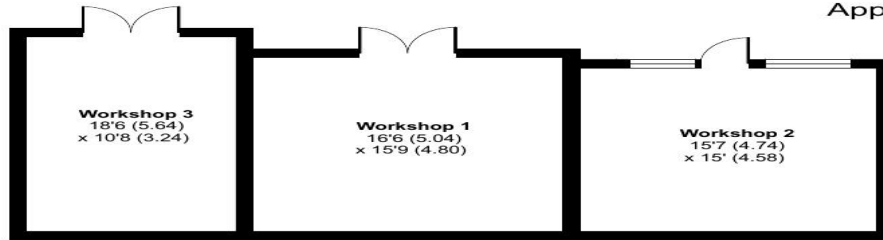
Annexe = 747 sq ft / 69.3 sq m

Garage = 319 sq ft / 29.6 sq m

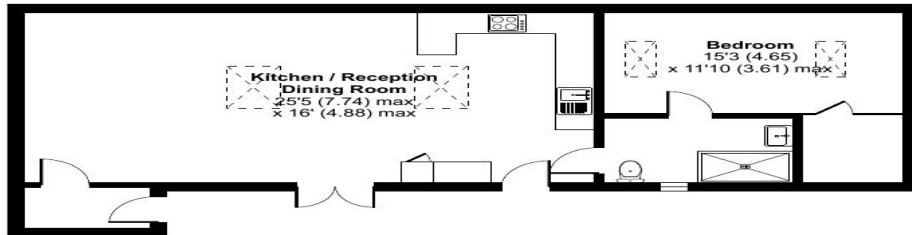
Outbuildings = 748 sq ft / 69.4 sq m

Total = 3337 sq ft / 310 sq m

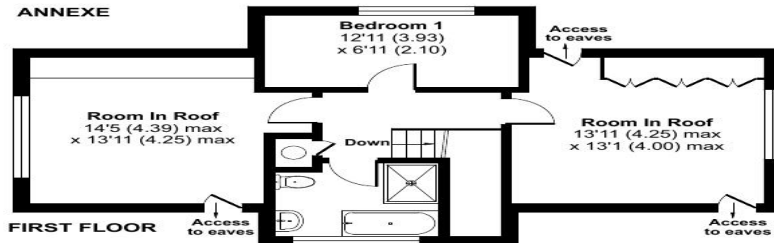
For identification only - Not to scale



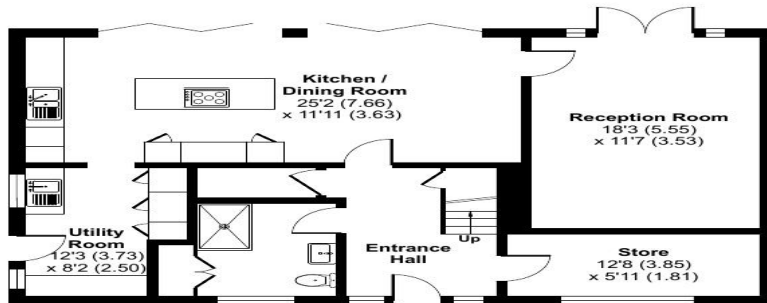
OUTBUILDING 1 / 2 / 3



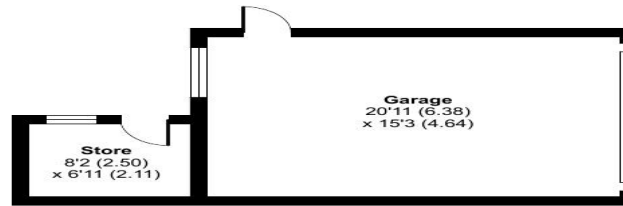
ANNEXE



FIRST FLOOR



GROUND FLOOR



GARAGE / OUTBUILDING 4



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



## Welcome to

### High Street, Hinton Waldrist Faringdon

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom home nestled in the picturesque village of Hinton Waldrist
- Expansive Eat-In Kitchen: High-quality fittings with bi-folding doors leading to a stunning garden

Tenure: Freehold

EPC Rating: E

Council Tax Band: E

guide price

# £750,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/WIT106399](https://allenandharris.co.uk/Property/WIT106399)



Property Ref:  
WIT106399 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



**01993 705915**



witney@allenandharris.co.uk



54 Market Square, WITNEY, Oxfordshire, OX28 6AF



**allenandharris.co.uk**