

PerryBishop

PROPERTY MADE PERSONAL

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



Incredible opportunity • Tranquil and picturesque setting • Former gate house to the Manor • In need of total refurbishment • Approximately 0.4 of an acre • Off road parking • Wonderful gardens • Lovely views to the rear • EPC G



High Street,

Hinton Waldrist, Faringdon, Oxfordshire SN7 8RN

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

The Lodge in Hinton Waldrist is the former gate house to the manor. This wonderful and unique property is set centrally in a great size plot with views to the rear over Hinton Manor Park and Gardens. Although this single storey dwelling is in need of refurbishment throughout, it offers a huge amount of scope for the next custodian to transform into something truly special (subject to necessary permissions).

The single-story accommodation currently comprises an entrance porch leading through to an inner hall with storage cupboard and family bathroom. The kitchen / diner is a good size with a coal fired stove. Both bedrooms are double and one of which offers high ceilings with the other, having fitted wardrobes and a dual aspect outlook. Completing the internal accommodation is a sitting room with a working fireplace and further access out to the gardens.

This chocolate box stone cottage is surrounded by garden,

which is laid predominantly to lawn with mature hedging, fruit trees, a vegetable patch, and several sheds.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Hinton Waldrist is a pretty village, set back from the main road and within a couple of miles' walk of the River Thames. The village has a parish church, St Margaret's, a local farmer sells fresh vegetables and others in the village sell fresh eggs if they have spare. The Post Office in Southmoor (c. 2 miles) is very good and there is a hairdresser, newsagent and grocery shop. A wider selection of shops can be found in Faringdon (c. 8 miles), Witney (c. 10 miles), Abingdon (c. 10 miles) and Oxford (c. 10 miles).

In neighbouring Longworth is the renowned Blue Boar public house. There is also The Waggon and Horses public house in Southmoor. There is a wealth of popular footpaths in the surrounding countryside, offering plenty of dog-walking.

Access to London can be gained from the M40 at Oxford or M4 north of Newbury, with mainline trains running from Oxford and Didcot Parkway to London. There is also a frequent bus service along the A420 linking Oxford, Faringdon and Swindon.





Directions

From Faringdon, take the A420 towards Oxford and after Buckland take the first left to Hinton Waldrist. As the road bends right into the village, The Lodge is the first property on the left just before the farm.

What3Words: ///encloses.envy.audibly

Services & Tenure

The tenure is freehold. Mains electricity, water and drainage.

Local Authority

Vale of White Horse District Council

Council Tax Band- D

Our reference

FAR/HD/MS/08012025

We'd love to hear from you

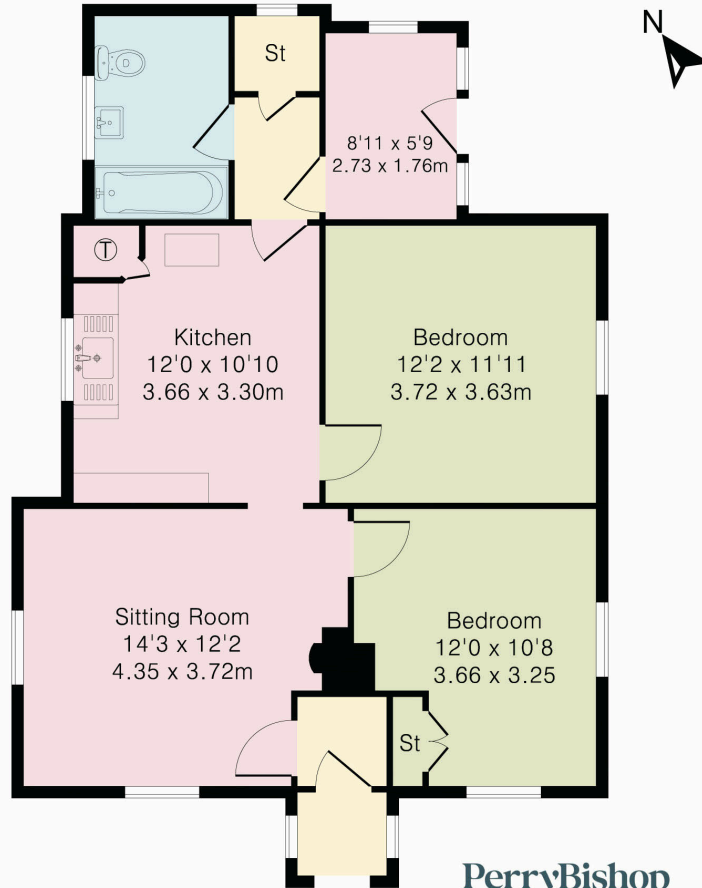
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Approximate Gross Internal Area 737 sq ft - 68 sq m



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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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