

Oak Road, Watchfield, Oxfordshire SN6 8TD



Substantial home • Annex accomodation • Beautiful fitted kitchen • Large living room with open fire • Off road parking • Double garage • Enclosed rear garden • Village location • EPC D

Oak Road,

Watchfield, Oxfordshire SN6 8TD

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

A stunning semi-detached home situated in the popular village of Watchfield. The property is beautifully presented throughout with an exceptional south-west facing garden and modern self-contained studio.

Entering through the main front door into a porch area with downstairs cloakroom then through to a spacious inner hall. There is a utility room to the front of the property, and to the rear, a superb shaker style kitchen. Integrated appliances include double oven, fridge/freezer, dishwasher, induction hob and there is ample storage space all positioned under a solid stone surface. The living room is the real heart of the home and is spacious with central log burning stove, exposed beams, and stairs up to the first floor.

On this floor is a good size master bedroom benefitting from large dressing area (and scope to potentially convert to an en-suite subject to necessary planning permissions). There is a second double bedroom and fantastic family bathroom with separate shower cubicle and stand-alone bath. On the second floor a further double bedroom completes the internal accommodation.

Outside is off road parking for three vehicles in front of a double garage. Gated access takes you through to the rear garden with is totally enclosed and incredibly private. There is a large south / west facing patio ideal for soaking up the summer rays, leading onto a lawned area with apple tree. At the far end of the garden the vendors have built a stunning self-contained annex with modern French doors which is fully set up to use as a work from home office/business or could be utilised as a 4th bedroom/suite for guests.

Amenities

Watchfield has a charming village centre with a church, village hall and public house, and a small shopping centre with a public house and a restaurant near the roundabout with the A420. The Defence Academy of the United Kingdom provides post-graduate level education for UK and overseas military personnel. Many students and staff live in the village and play an active

part in community life. The excellent village primary school has children from several different countries, which makes for an interesting learning environment.

Together, Watchfield and Shrivenham make one of the larger village areas within the Vale of the White Horse and are located to the north east of Swindon (circa 5 miles) and to the south west of the market town of Faringdon (circa 5 miles). A bypass built in 1984 ensures that the rural atmosphere of both villages is preserved. Shrivenham also has an extremely active community. There is a lovely tree-lined high street with shops, restaurants, public houses, a doctors' surgery, village primary school and an impressive church, parts of which date back to the 11th Century. There is also a golf course.

Both villages are ideally located for access to the M4 at Swindon and the A420 leading to Oxford and beyond. There is a frequent bus service from Swindon to Oxford and back.

Directions

From Faringdon, take the A420 towards Swindon. After approximately four miles, at the roundabout, take the second exit towards Watchfield and Shrivenham and continue over the mini roundabout by the entrance to the Defence Academy. Take the third turning right into Watchfield High Street and then the fourth turning left (opposite the church) into Chapel Hill. Where the road forks, take the right hand fork into Oak Road and the property can be found on the left hand side.

Services & Tenure

The Tenure is Freehold

Local Authority

Vale of White Horse District Council

Council Tax Band: E

Our reference

FAR/HD/RN/KW/26072022

We'd love to hear from you

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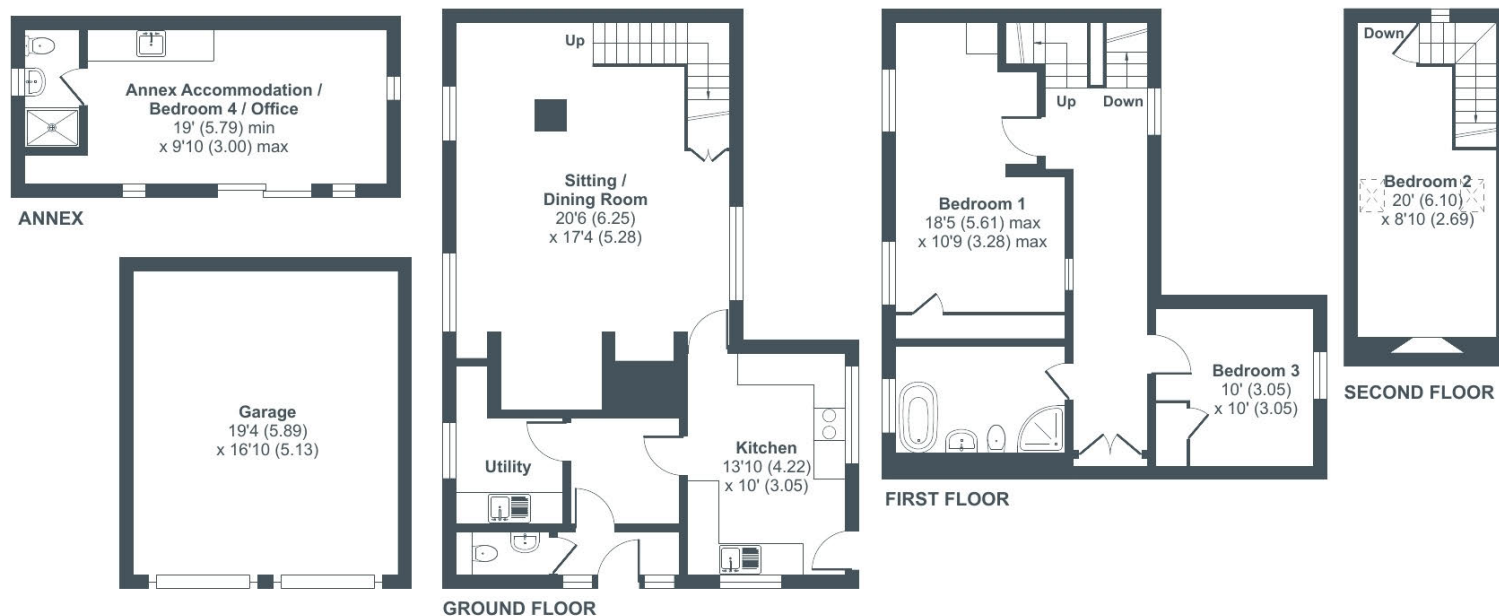
Watchfield, Swindon, SN6

Approximate Area = 1778 sq ft / 165.2 sq m (includes garage)

Annex = 226 sq ft / 21 sq m

Total = 2004 sq ft / 186.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Perry Bishop & Chambers. REF: 878544



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