

High Street, Hinton Waldrist, Oxfordshire SN7 8RN



Fabulous detached house • Four well-proportioned bedrooms • Dual aspect sitting room with wood burner • Kitchen/dining room • Pretty enclosed garden • Garage with driveway parking • Located in a popular village • EPC D

High Street, Hinton Waldrist, Oxfordshire SN7 8RN

### Key Features



4  
Bedrooms



1  
Bathroom



2  
Receptions

### About the property

A mature detached family home, situated along the High Street within Hinton Waldrist, one of three properties built at the same time on former farmland.

The accommodation comprises a spacious entrance hall with cloakroom, which has been fitted with a modern white suite. To one side of the hallway sits a lovely light and airy dual aspect sitting room, with a recently fitted wood burner and French doors to the rear garden. On the other side of the hallway sits the kitchen/dining room, which is fitted with newly installed solid wood worktops and a good range of base and wall units which include an integral dishwasher, four-ring induction hob and oven and space for a fridge/freezer and washing machine.

On the first floor, a spacious landing gives access to four bedrooms, all of which can accommodate a double bed, and two have fitted wardrobes. A family bathroom completes the first floor and is fitted with a modern suite.

Externally, there is a pretty cottage garden to the front of the house, with side access leading to the generous rear garden, laid mainly to lawn with patio areas and well stocked borders that feature a great variety of plants, shrubs and climbers. The rear of the garden provides access to the single garage, with a side gate providing access to a gravelled driveway, providing parking for two vehicles.

### 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, and a farm shop selling fresh local vegetables and eggs, with occasional pop-up markets. Southmoor with Kingston Bagpuize has two Co-ops (one with a Post Office), a One Stop, hairdressers and small cafe. A wider selection of shops can be found in Witney (c. 10 miles), Abingdon (c. 10 miles), Oxford (c. 10 miles) and Faringdon (c. 8 miles).

In neighbouring Longworth is the renowned Blue Boar public house, and The Lamb at Buckland. 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, continue past the farm and the property can be found shortly after on the left hand side.

### Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

### Local Authority

Vale of White Horse District Council

Council Tax Band F

### Our reference

FAR/LH/KF/01032024

### We'd love to hear from you

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### *what the owner said*

"Our location; there are plenty of country walks minutes from our doorstep. The village has a 12th century Church, with local allotments that are available for rental. A farm shop has locally grown vegetables and eggs and the village has a milk delivery.

The house has a cottage style private garden, with easy access to the garage and views overlooking trees towards the grounds of Hinton Manor."















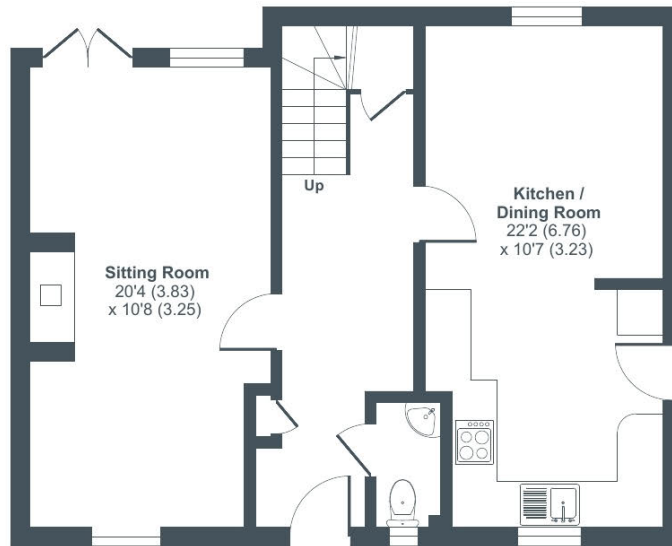
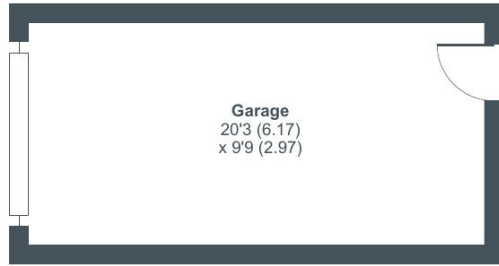
# Exford High Street, Hinton Waldrist, Faringdon, SN7

Approximate Area = 1200 sq ft / 111.4 sq m

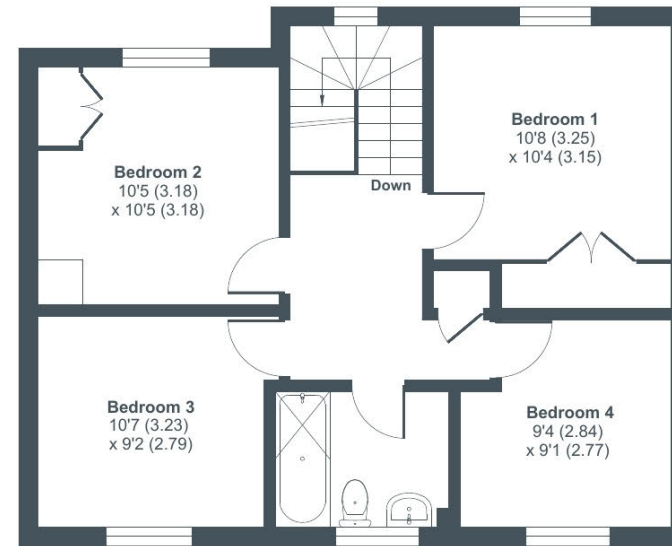
Garage = 198 sq ft / 18.3 sq m

Total = 1398 sq ft / 129.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Perry Bishop. REF: 1091901



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