

Barrington Road, Watchfield, Oxfordshire SN6 8TN



Semi-detached home • Three bedrooms • Modern interior • Stylish kitchen / diner • Rent potential £1,300 , Yield Potential 5.6% • Enclosed garden • Driveway parking • End of chain • EPC D

Barrington Road,

Watchfield, Oxfordshire SN6 8TN

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

A beautifully decorated, end of terrace home situated in a quiet cul-de-sac location in the popular village of Watchfield. This home has been completely renovated throughout to a high standard and modern finish with sleek wood flooring, new kitchen and bathroom.

The accommodation comprises an entrance porch which leads through to the sitting room. This room is bright with wood flooring, contemporary décor and built in shelving under the stairs. The kitchen / diner is to the rear and has been refitted with ample shaker style base units under solid wood work surfaces and butler sink. There is a back door into the garden.

Upstairs are two double bedrooms and single bedroom, all serviced by a refurbished family bathroom with a rain shower over the bath.

Outside there is off road parking for several vehicles. Gated access takes you through to the rear garden which is laid predominantly to lawn with a raised decked area, ideal for alfresco dining.

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.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

Directions

From Faringdon, take the A420 towards Swindon and, after approximately four miles, at the roundabout take the second exit. At the next roundabout, take the second exit and after a short distance take the right turn into Watchfield High Street. Take the





first left in to Barrington Road and then second left, where the property can be found on the right hand side.

What 3 Words: [///form.bitter.require](http://form.bitter.require)

Services & Tenure

The tenure is Freehold. All mains services are connected.

Local Authority

Vale of White Horse District Council

Council Tax Band: C

Our reference

FAR/HD/RN/21102024

We'd love to hear from you

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what the owner said

"Quiet cul-de-sac.

Plenty of parking.

Nice neighbours.

Lovely school / park nearby.

lovely golf course nearby for dog walking.

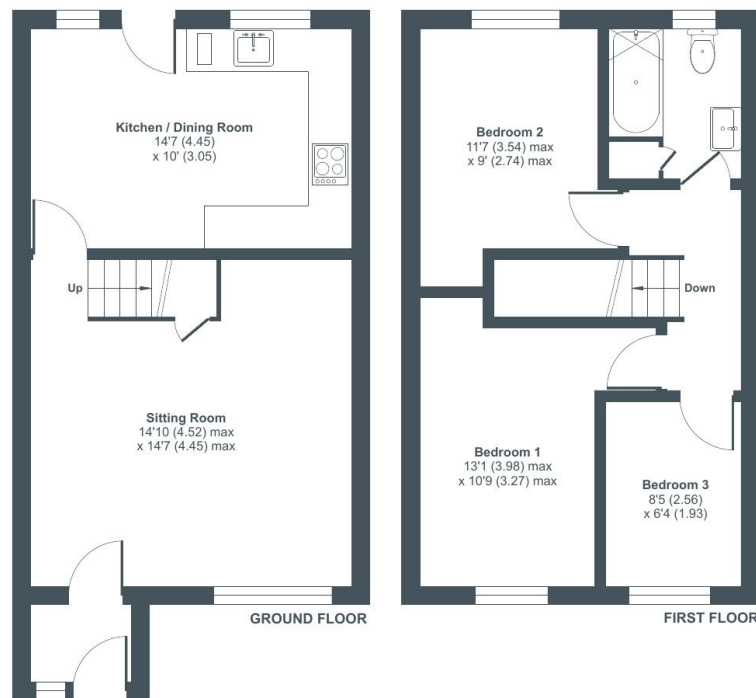
Garden gets the sun from the decing in the summer afternoons."



Barrington Road, Watchfield, Swindon, SN6

Approximate Area = 759 sq ft / 70.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Perry Bishop. REF: 1202544

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PROPERTY MEASUREMENT

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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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