

Priors Lane, Hinton Waldrist, Faringdon, Oxfordshire, SN7 8RX



Immaculately presented • Extended garden • Double car port and parking • Desirable village location • Unencumbered views • Open plan kitchen/diner with bi-fold doors • South facing garden • Three double bedrooms • EPC B

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Hinton Waldrist, Faringdon, Oxfordshire, SN7 8RX

Key Features



3

Bedrooms



2

Bathrooms



2

Receptions

About the property

Upon entering you are welcomed into the entrance hall, with stairs to the first floor, storage for coats and shoes, downstairs cloakroom/utility and storage cupboard.

On your left is a large dual aspect living room, with a bay window, flooding the room with natural light. On the other side of the hallway is the impressive kitchen/dining room. The kitchen is fitted with a range of wall and base units centred around a large kitchen island, there are also built in white goods to include; fridge/freezer, double oven, dishwasher, induction hob and wine fridge. At the other end of the room is a built in bench seat under the bay window and space for a dining room table, perfect for entertaining. Bi fold doors then open out onto the garden.

To the first floor are three double bedrooms, the largest benefits from a walk in wardrobe and an en-suite shower room. The other two bedrooms are serviced by the family bathroom fitted with a modern white suite.

Externally the garden has been extended making it the largest on the development, wrapping around the house. A patio area sits closest to the bi fold doors creating a seamless indoor/outdoor dining experience. The rest of the garden is mainly laid to lawn with an array of flowers and shrubs as well as a green house and raised beds. Side gates lead round to the parking, where you have a double width car port and storage as well as an allocated space closest to the house. There is also an electric car charger point.

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 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. 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 along the high street. At the end of the village turn left onto Priors Lane and right to reach the houses. The property can be found at the end of the road.

What3Words: ///hazy.joined.buggy

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- E

Our reference

FAR/KB/MS/21082025

We'd love to hear from you

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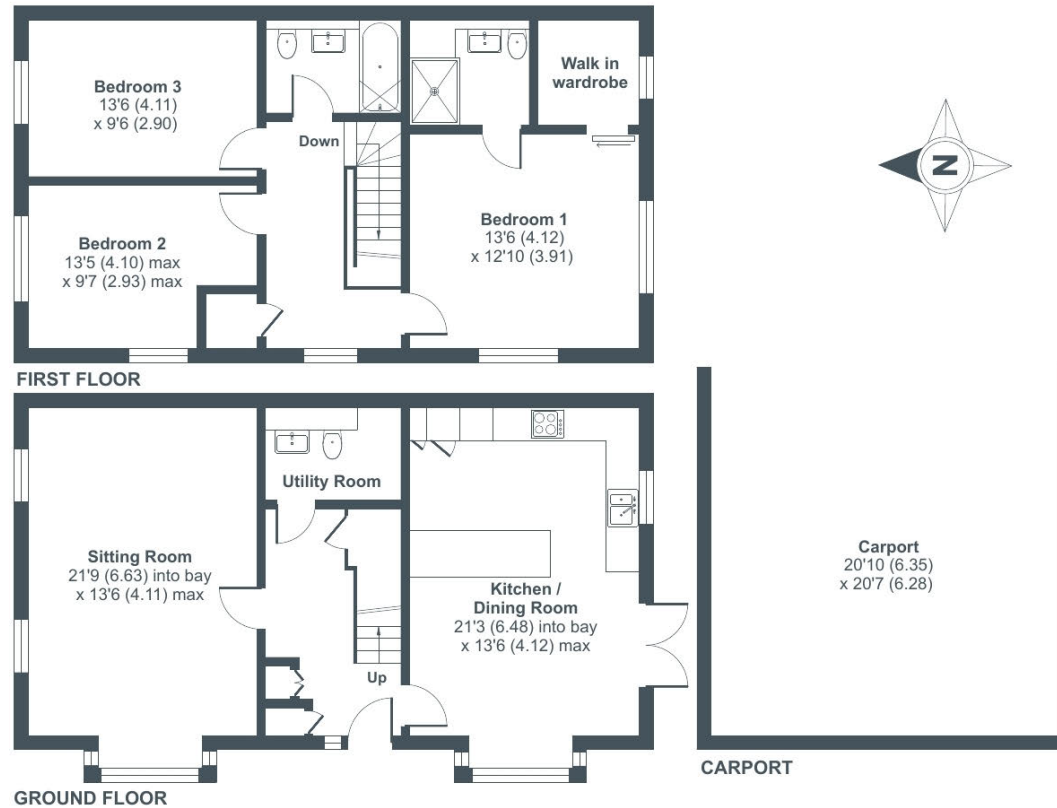




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Approximate Area = 1413 sq ft / 131.2 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Perry Bishop. REF: 1341003



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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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