

Perry Bishop

PROPERTY MADE PERSONAL



High Street Hinton Waldrist, Faringdon, Oxfordshire SN7 8RN

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Key Features



4
Bedrooms



2
Bathroom



2
Reception

- Wonderful barn conversion
- Four bedrooms
- Great entertaining space
- Two bathrooms
- Lots of driveway parking
- Double garage and storage
- Fabulous gardens
- EPC E

About the property

An exceptional detached barn conversion believed to be approximately 200 years old and situated in the heart of Hinton Waldrist. This property is brimming with character and offers wonderful private gardens both to the front and rear, ample driveway parking, and superb entertaining space.

Upon entering the floodlit hall, you are greeted by a spacious and welcoming area with a downstairs cloakroom and enough room for a desk and chair under the wrap-around staircase. The sitting room sits to the rear and is very bright, being dual aspect, with a large stone fireplace as a central feature and working log-burning stove. This sits open plan to the dining room which offers sliding doors out to the patio. The kitchen/diner is fitted with an array of Shaker-style base units and plenty of room for a breakfast table. There are many integrated appliances such as a double

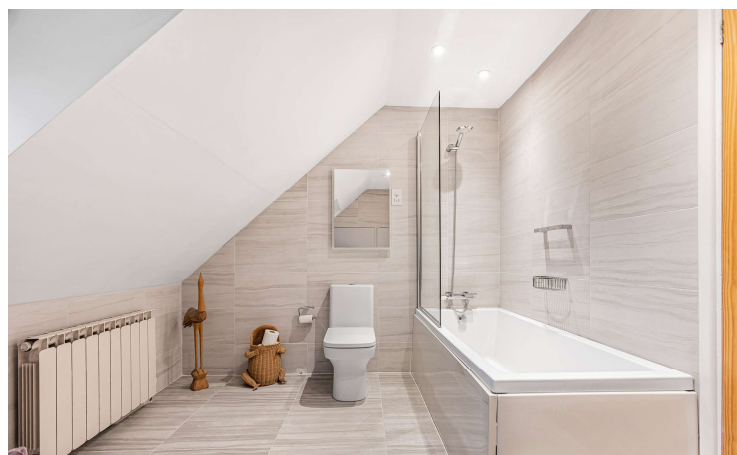
oven, hob, and dishwasher. Completing the downstairs accommodation is a boot room and a utility/boiler room, offering fantastic storage. On the first floor, all four bedrooms offer fitted wardrobes and three of the bedrooms have superb views to the rear over open countryside towards the Downs. The master bedroom is truly superb, spanning over 18ft in length, with lots of wardrobe space and a modern en suite shower room. All other bedrooms are serviced by a recently renovated family bathroom.

Outside is where the home really comes to life. The property is reached via a long, gravelled driveway providing parking for multiple vehicles in front of a detached double garage and a carport. Side access leads through to a small patio garden with stunning views behind. This in turn opens to a much larger and completely private lawned garden which runs behind the neighbouring houses and features a small orchard at one end.

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.

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.

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. The property is on the right on the High Street, opposite the village hall. What3Words: ///knees.stripped.shuffle

Services & Tenure

Tenure - Freehold

Electricity, Water and Sewerage - Mains Supply

Heating - Oil-fired central heating

Local Authority

Vale Of White Horse District Council

Council tax Band - G

Our reference

FAR250389

19th December 2025

what the owner said:

“A fabulous property, with wonderful views over the Downs.”







**Approximate Gross Internal Area 2008 sq ft - 186 sq m
(Excluding Garage)**

Ground Floor Area 1004 sq ft – 93 sq m

First Floor Area 1004 sq ft – 93 sq m

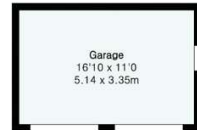
Garage Area 185 sq ft – 17 sq m



First Floor



Ground Floor



Garage

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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