

The Row, Hinton Waldrist, Faringdon, SN7 8RS



No onward chain • Three double bedrooms • Recently extended • Stunning sage green kitchen • Downstairs cloakroom and utility • Log burner in living room • En-suite and wardrobes in main bedroom • Private sunny garden and parking for two cars at the rear • EPC TBC

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Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

Upon entering you are welcomed into the living room, centred around a cozy log burner. This spans the length of the property and has space for a good-sized dining table at the other end, with patio doors out onto the garden. Also at the front of the house is a study. The kitchen was all refitted around 2020, boasting stylish sage green wall and base units, Belfast sink and integrated white goods to include, dishwasher and a fridge/freezer. The room is flooded by natural light from an enlarged window and patio doors out to the garden. From the kitchen you also have access to the utility room and downstairs cloakroom.

To the first floor are three, well-proportioned double bedrooms, the largest of them is fitted with built in wardrobes and has an en-suite shower room. The other two bedrooms are serviced by the family bathroom.

Externally the garden offers wonderful privacy, with a patio section closest to the house stepping up to a lawn surrounded by mature trees and shrubs. This then wraps around the size of the house where a gate takes you back to the front. There is also a garden shed that is fitted with power.

At the very back of the garden is a cottage path with lights that takes you to the driveway parking for two cars, the vendors have also had an EV charger fitted. This backs onto open fields currently filled with sheep and lambs.

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 at the very end of the village, opposite the farm shop.

What3Words ///wages.inserting.reunion

Services & Tenure

Tenure: Freehold

Electricity: Mains Supply

Water: Mains Supply

Gas: LPG/Bottle Gas

Sewerage: Mains Supply

Local Authority

Vale of White Horse District Council

Council Tax Band D

Our reference

FAR260132

We'd love to hear from you

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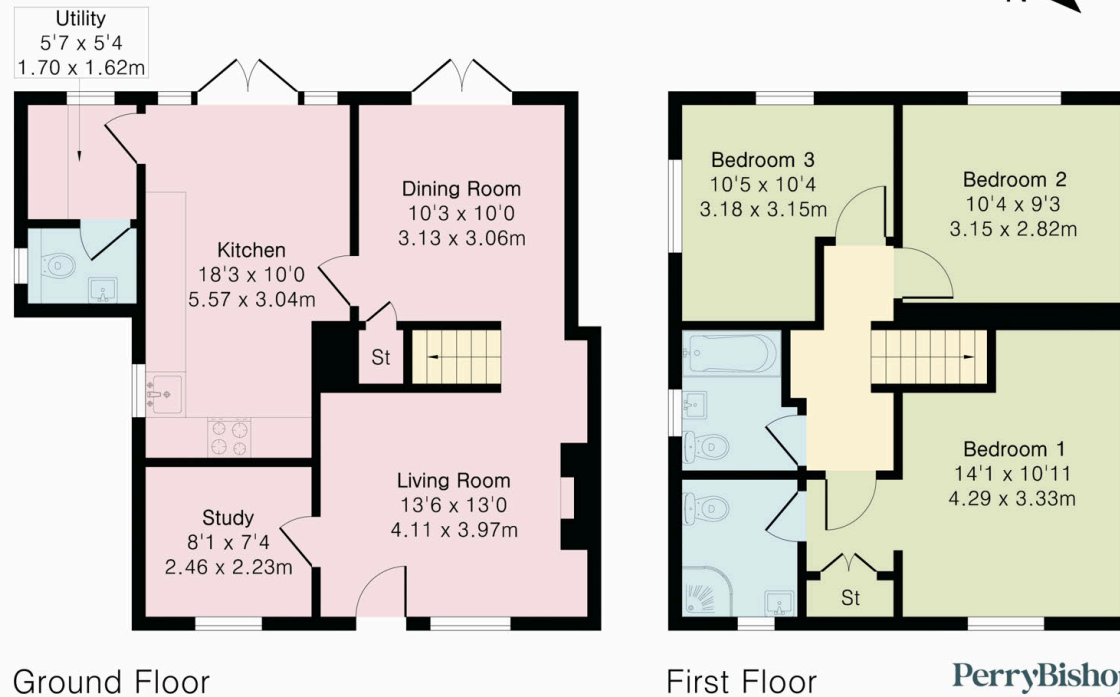




Approximate Gross Internal Area 1117 sq ft - 104 sq m

Ground Floor Area 580 sq ft – 54 sq m

First Floor Area 537 sq ft – 50 sq m



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.

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