



## The Fold, Andersey Farm, Lockinge

Offers Over £550,000

Waymark

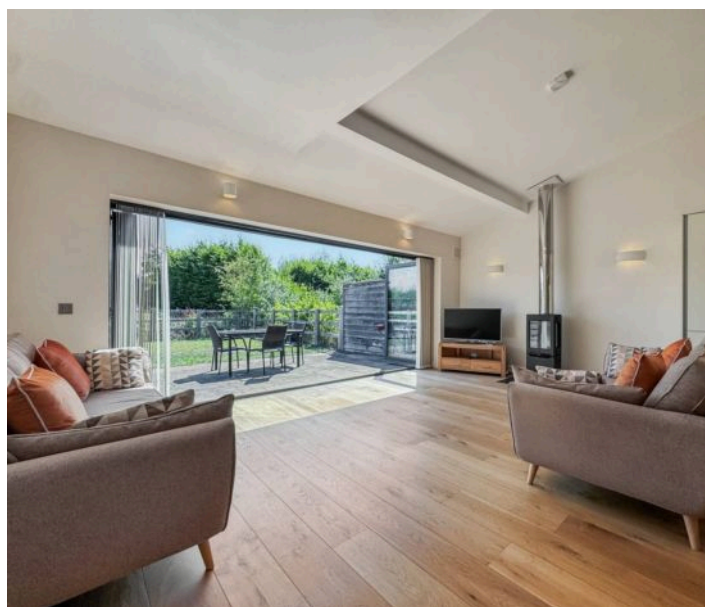


# The Fold, Andersey Farm

Lockinge, Wantage

The Fold is a deceptively spacious and beautiful barn conversion measuring an impressive circa 1600 square feet and offers superb accommodation set within Andersey Farm boasting incredible views over open countryside and farmland. Being sold with no onward chain, this individual and unique property should be viewed internally to fully appreciate all there is to offer.

The oak barn style doors opens into the impressive and spacious entrance hall with Velux window adding to the light and airy feel. The ground floor comprises of cloakroom, utility area, two generous double bedrooms both with ensembles and access to the atrium via 'French' doors from bedroom 2. Completing the ground floor accommodation is the exceptional open plan kitchen/dining/living room which is complemented by beautiful vaulted ceilings, log burner and bi-fold doors running across the back of the property enjoying the uninterrupted views and flooding the room with natural light. The kitchen is complete with ample wall and floor mounted cabinets, a central island with additional storage and built-in Neff appliances to include, double oven and microwave, dishwasher and fridge/freezer. Stairs lead to the good size master bedroom benefitting from stunning views, ensuite and useful built-in wardrobes to the eaves.





# The Fold, Andersey Farm

Lockinge, Wantage

Externally, benefitting from far reaching views, the south facing rear garden includes a patio area with remainder laid to lawn. The three parking spaces are found at the entrance for the barns along with an area which has planning permission for a domestic store: P23/V0608/FUL.

Perfect for dog walks or keen walkers situated North of the pretty villages Ardington and Lockinge, there is an accessible path which easily takes you into the villages offering amenities and also takes you to further open countryside and links to The Ridgeway National Trail directly from the farm.

Constructed to a high standard, the property further benefits from 'Roca' sanitary ware, Minoli tiling, solid oak flooring and oak internal doors.

The property is freehold, connected to mains electricity, water and drainage. The property is heated via oil under floor heating system and there is uPVC double glazing throughout. There is an annual maintenance fee for the servicing of the pumping station only.



# The Fold, Andersey Farm

Lockinge, Wantage

Andersey Farm is set on the edge of the Lockinge Estate, nestled amongst open countryside and farmland and just a short drive from the ever popular Market Town of Wantage. Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

NO CHAIN -Deceptively Spacious Barn Conversion -3 DOUBLE Beds ALL With Ensuites -Rural Setting With Views -Path Across Countryside To Ardington & Lockinge -Constructed To An Extremely High Standard

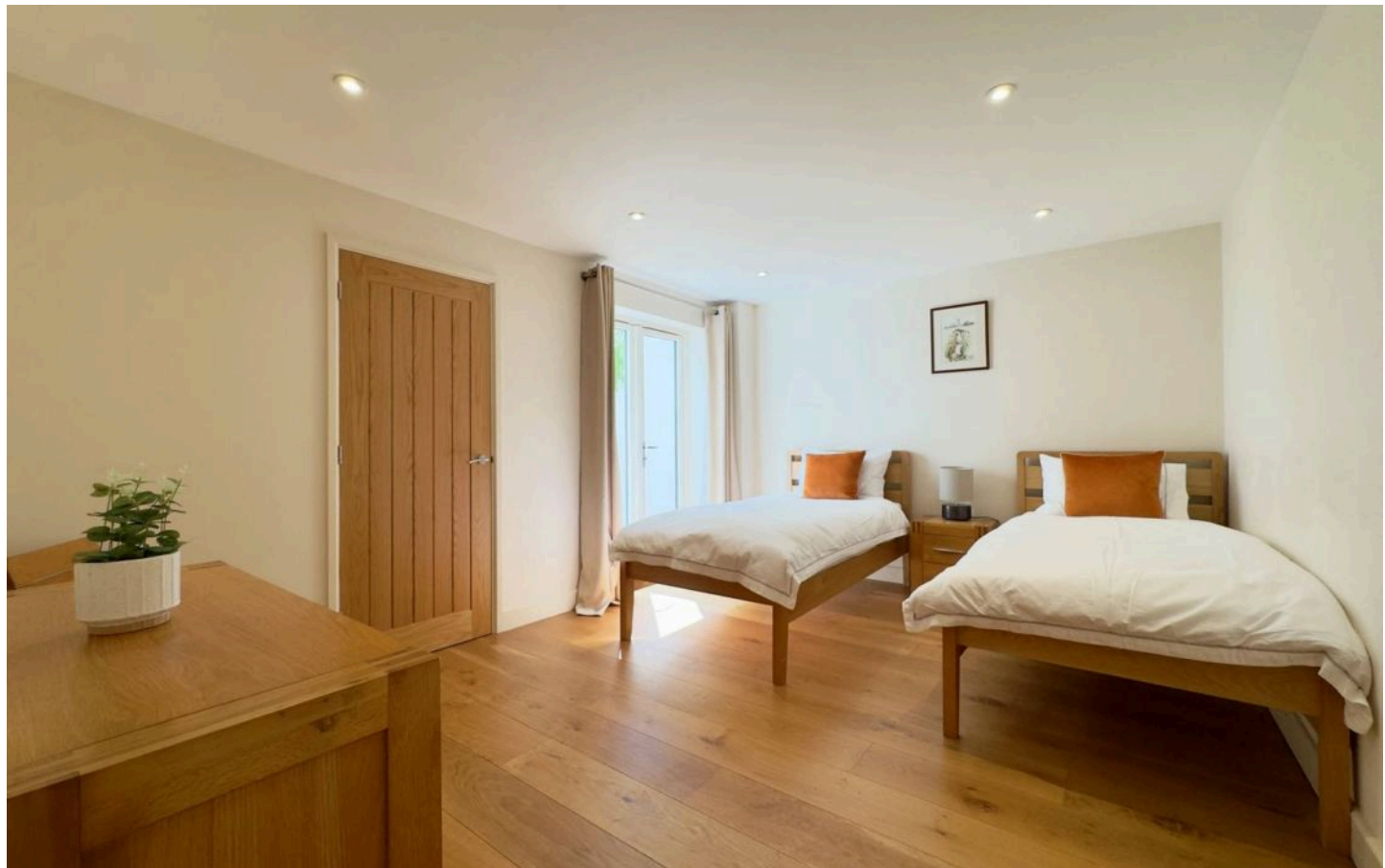
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- A Beautiful Three Bedroom Barn Conversion
- Exceptional Kitchen/Dining/Living Room With Log









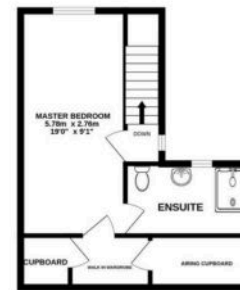




GROUND FLOOR  
115.6 sq.m. (1244 sq.ft.) approx.



1ST FLOOR  
33.2 sq.m. (358 sq.ft.) approx.



THE FOLD ANDERSEY FARM LOCKINGE OX12 8SG  
TOTAL FLOOR AREA : 148.8 sq.m. (1602 sq.ft.) approx.  
Measurements are approximate. Illustrative purposes only. Created at plan-Agents EPC.  
Made with Metropix ©2024

# Waymark Wantage

Waymark Property, 23 Wallingford Street, Wantage – OX12 8AU

01235 645 645

wantage@waymarkproperty.co.uk

<http://www.waymarkproperty.co.uk>

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan – Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for an error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.