



Orchard Close

Charney Bassett, Wantage, Oxfordshire OX12 0EP

Perry Bishop
and Chambers

the agent who keeps you informed

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£450,000

The Property

A mature and very well-presented detached four bedroom home, situated in a pleasant cul-de-sac of similar properties within the pretty village of Charney Bassett, which was recently classified as an Area of Open Countryside.

This property comes with a surprise: two beautifully furnished rooms at the bottom of the garden, forming part of a much larger barn conversion. Currently used as a garden sitting room and a music studio, this added facility offers plenty of potential for a work-from-home office/studio or even a children's playroom.

The accommodation within the house comprises a spacious entrance hall with modern cloakroom, leading to a sitting room, which enjoys dual aspect and an open fireplace. The dining room lies open to the kitchen, which has been extensively refitted in recent years, with a range of integral appliances, including an eye-level Neff oven, fridge and a larder cupboard. Worktops are granite and underfloor heating complements the room, with a sliding patio door opening on to the garden.

A modern study lies behind the garage. The garage benefits from being slightly wider than normal, with a Belfast sink and plumbing for a washing machine, and doors to the study and the front garden.

On the first floor are four double bedrooms, and a modern family bathroom.

Outside the property has delightful and well-tended gardens lying to the front side and rear. The front garden has driveway parking for two to three vehicles leading to the garage, and the side garden has a conservatory.

The first section of rear garden is enclosed and laid to lawn with well-stocked flower and shrub borders and paved patio. Beyond this is a surprising Mediterranean garden which is of a good size, walled on three sides and laid to chippings for low maintenance, interspersed with vegetable beds and fruiting trees.

The Mediterranean garden gives access into the additional rooms, which both benefit from vaulted ceilings and double glazed windows opening on to the garden. The second of the two rooms has a mezzanine floor over, and plenty of light.

The property benefits from double glazing throughout, with an oil fired heating system to radiators. Early internal viewing is highly recommended.

Directions

From Faringdon take the A420 in the Oxford direction, and after approximately four miles, take the right hand turn towards Charney Bassett. At Gainfield, go over the crossroads and continue towards the village of Charney Bassett. On reaching the speed limit, take the first turning on the right into New Road. At the end of this road, bear left on to Main Street and first right into Orchard Close where the property can be found on the left-hand side.

Viewings

Strictly by appointment only – appointments to view should be made through our Faringdon Office – 01367 240356.

Local Authority

Vale of the White Horse District Council

Services and Tenure

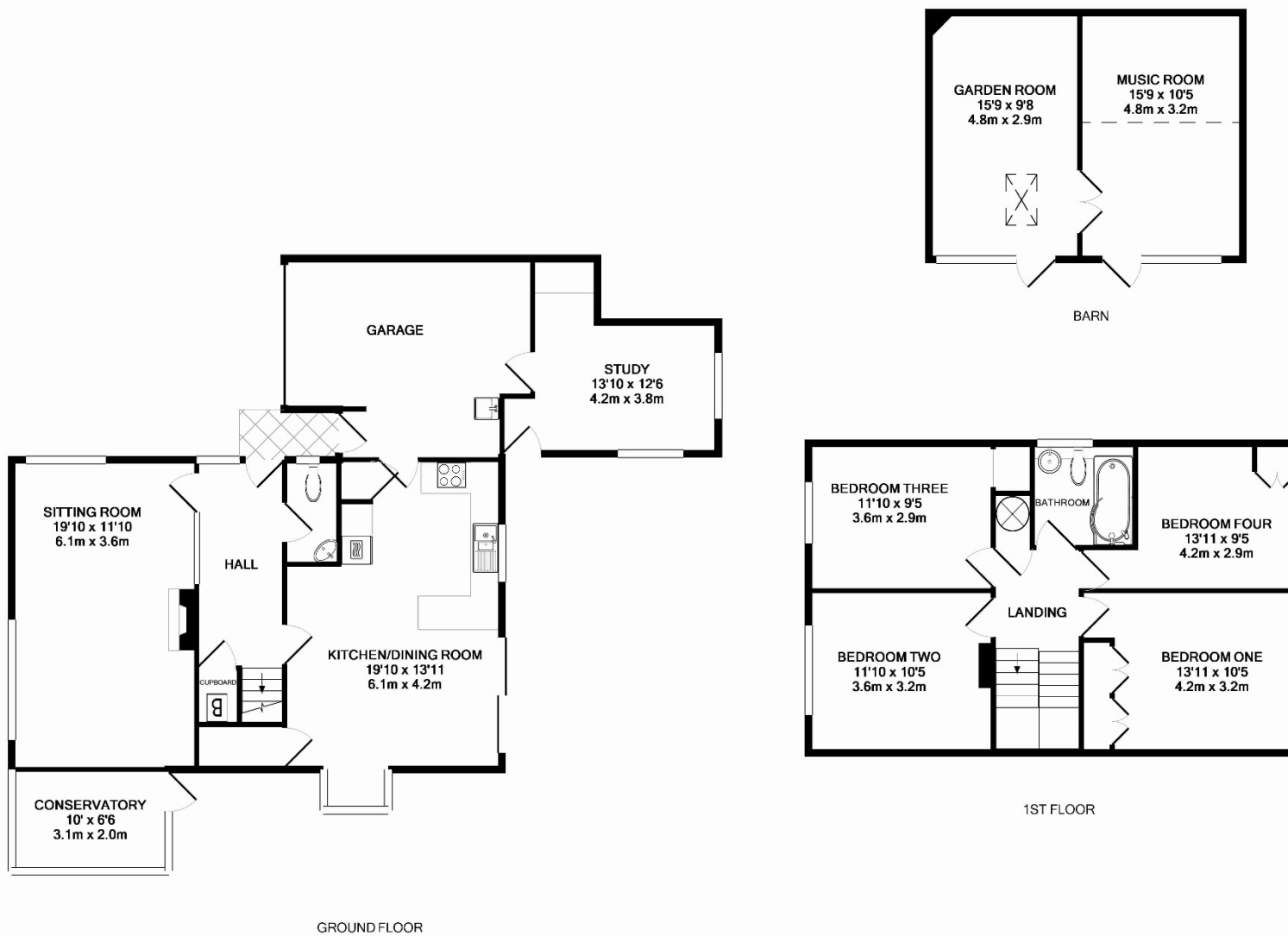
We believe the property is served by mains electricity, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

EPC RATING: E

Ref: FAR/4237/SB/150416







TOTAL APPROX. FLOOR AREA 1441 SQ.FT. (133.9 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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