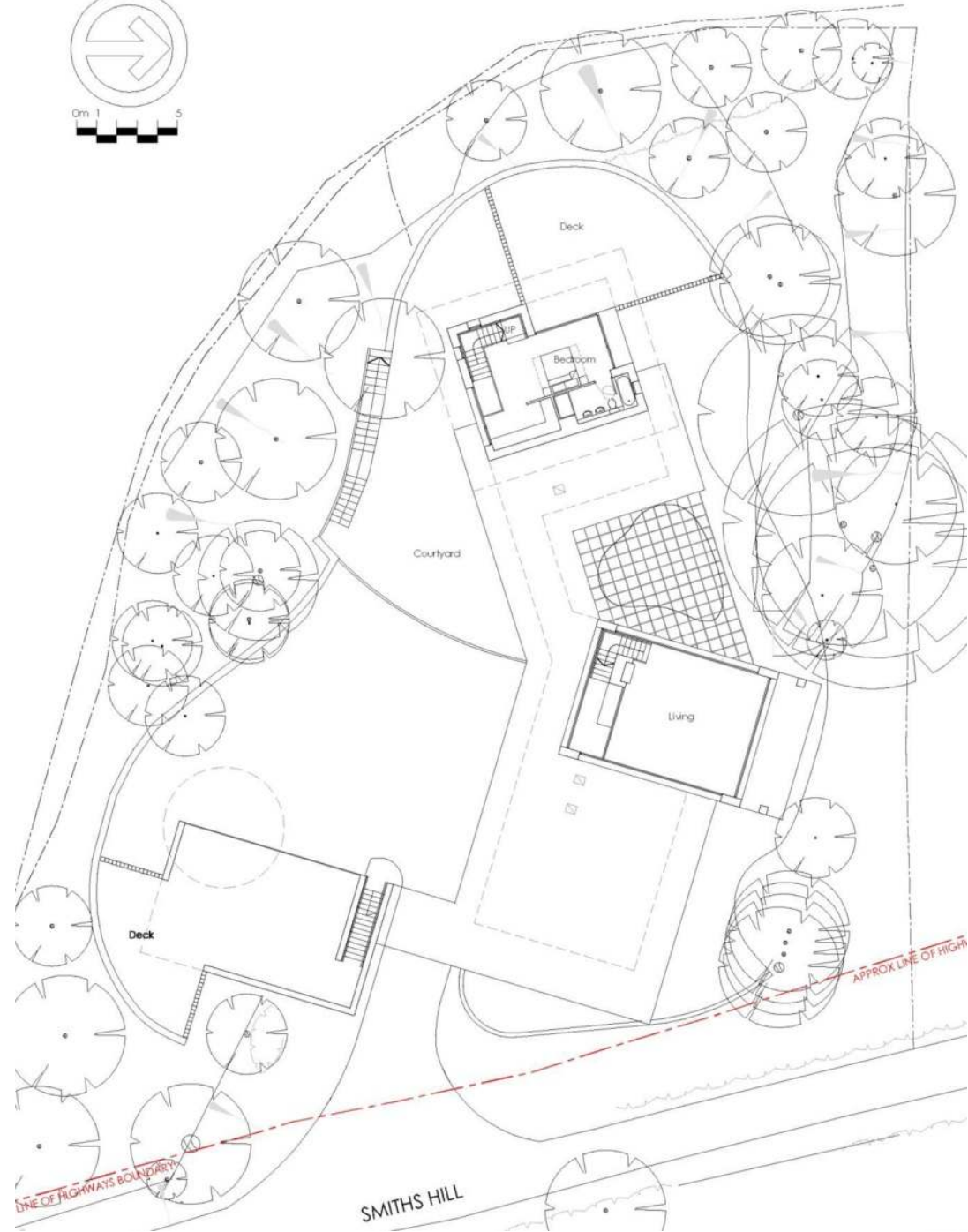
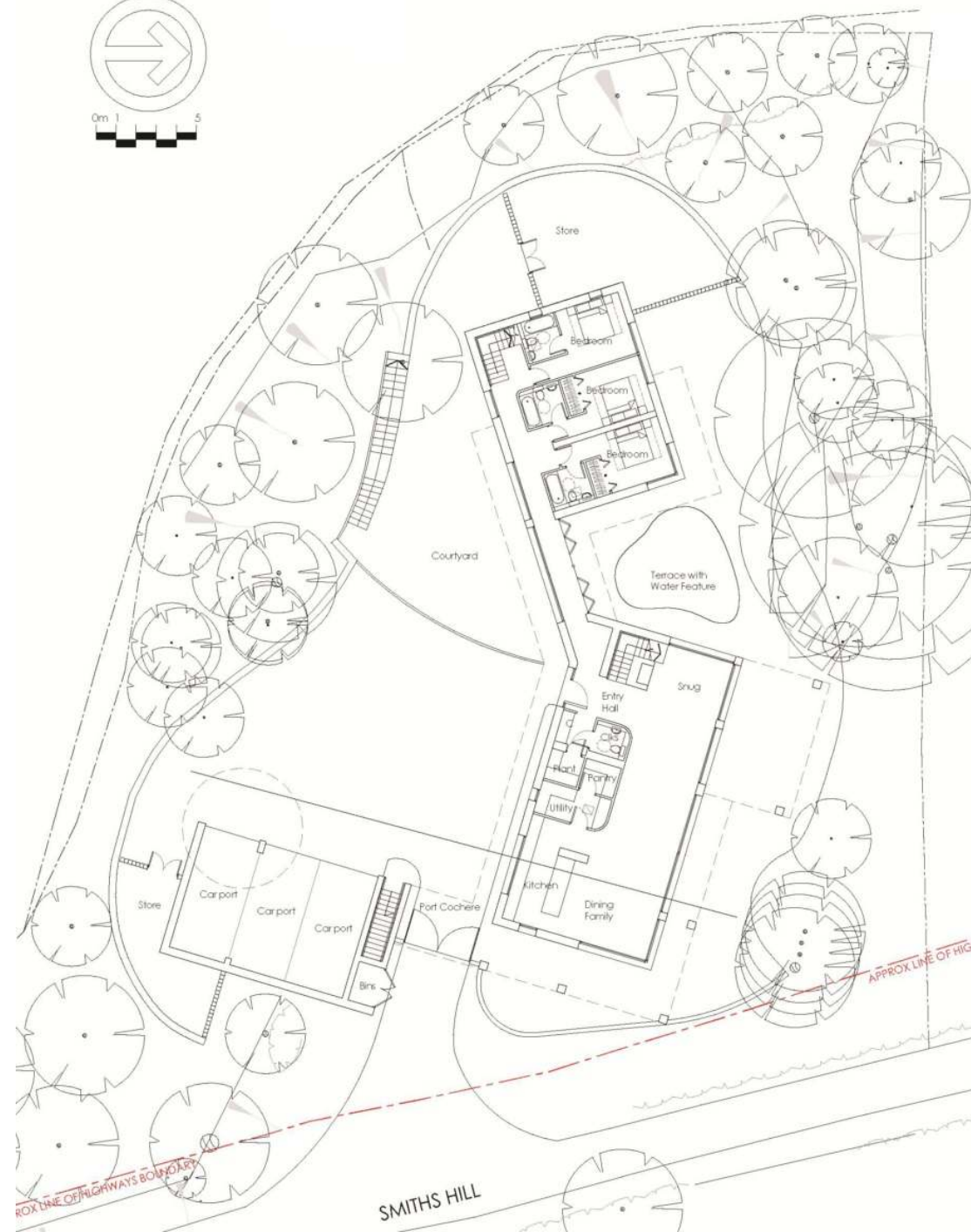




Smith's Hill, Letcombe Bassett
Wantage, Oxfordshire
OX12 9LX



Smith's Hill, Letcombe Bassett, Oxfordshire OX12 9LX

Guide £675,000

Detailed planning consent for a stunning detached dwelling affording arguably the finest view over unspoilt, open countryside in Oxfordshire. The approx. ½ acres plot is some 200 metres above mean level on the south side of rural Letcombe Bassett, adjacent to the ancient Ridgeway National Trail.

Detailed consent is based on an architect design with internal accommodation 340.7m² (3667ft²) incl. garaging. Outside there is a triple car barn, courtyard, gardens and store. Further land could be made available by the vendor, by separate negotiation.

Location

Letcombe Bassett is situated in the North Wessex Downs Area of Outstanding Natural Beauty, approximately 3.8 miles south west of the historic market town of Wantage and towards Lambourn Downs.

DIRECTIONS: Leave Wantage Market Place south via Newbury Street (A338). At the traffic lights turn right onto Portway (B4507). After approximately 1.4 miles/at the end of the 30mph limit turn left for Letcombe Regis. Follow Main Street through the village, go past the pub (on your left) and on reaching the church bear right and then left out of Letcombe Regis (Bassett Road) and continue for nearly a mile to Letcombe Bassett. Go over the bridge by the watercress beds, climb the hill and take



33 Market Place, Wantage, Oxon OX12 8AL

t. 01235 763562 e. sales@greenand.co.uk

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THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

DATA PROTECTION ACT 1998

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MORTGAGES

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