



DOUGLAS & SIMMONS



7, Laggots Close, Hinton Waldrist
Faringdon, Oxfordshire

7 Laggots Close, Hinton Waldrist, Faringdon, Oxfordshire, SN7 8RY

Guide Price £455,000 Freehold

A beautifully appointed three/four double bedroom property constructed in recent years to a high specification, with an amazing backdrop of panoramic interrupted views over open fields.

- Beautifully appointed accommodation
- Panoramic views over open farmland
- Detached garden room/home office
- Parking for two-three vehicles
- Energy efficient, built in 2016 to a high specification throughout
- 3/4 double bedrooms
- 2 bathroom facilities
- Generous living room with woodburning stove
- Large kitchen/dining/family room with quartz worktops and integrated appliances
- Air source underfloor heating and to radiators



LOCATION

Hinton Waldrist is a village and civil parish in the Vale of White Horse. The village is between the city of Oxford c.15 miles and market town Faringdon, c.7 miles (14 km) southwest of Oxford. The parish includes the hamlet of Duxford. In 1086 the Domesday Book recorded the village as Hentone, Old English for "high farmstead". The village has a 13th century church, village hall and bus service as well as a range of community clubs and events organised within the locality. The village also has a farm shop selling fresh local produce. There is a good range of both state and private education in the area including a local primary school at the nearby village of Longworth, secondary schools at Faringdon, Wantage and Abingdon. The beautiful countryside surrounding the village offers many country walks to Duxford, Shifford lock and Longworth along the Thames Path. A local pub 'The Blue Boar' at Longworth is just a short walk away. Nearby Southmoor and Kingston Bagpuize villages offer two Co-op supermarkets. Market towns Faringdon, c.7 miles, Wantage and Witney c.11 miles have a good range of amenities including shopping, banks, leisure and health facilities. Hinton Waldrist has excellent road links via the A420 Oxford – Swindon route, regular bus every 15 mins via the S6 service; <https://www.oxfordbus.co.uk/services/SSWN/S6> and 63 service: <https://www.oxfordbus.co.uk/services/THTR/63>, where at both there is also a mainline train service to London (Paddington).

DESCRIPTION

A beautifully appointed energy efficient, three/four double bedroom property constructed in recent years to a high specification, with an amazing backdrop of panoramic interrupted views over fields.

The spacious accommodation is arranged over three floors and offers a large ground floor entrance hall with a shower and WC, a good sized living room with a woodburning stove, leading through to a vaulted kitchen/dining/family room, with doors opening to the rear garden and stunning views beyond over open countryside. The kitchen is particularly well fitted with gloss units and quartz worktops, featuring integrated appliances.

The ground floor is also fully tiled throughout and has underfloor heating via Air source heating.

Rising to the first floor of this attractive home, there is a very generous dual aspect master bedroom with extensive fitted wardrobes, originally build as two rooms, and which could be re-instated to add a fourth bedroom if so required. There is also a second double bedroom on this floor and a well-appointed family bathroom. Rising to the top floor there is a further double bedroom, again with far reaching views.

Outside at the rear the garden is a particular feature of this property being mainly laid to lawn with an area of paved patio the backdrop of the panoramic uninterrupted views are simply stunning; there is also a large summerhouse/garden room which could be utilised as a home office or hobbies room. The property also has side access for bins storage and pedestrian access. To the front the property has block paved parking for comfortably two - three vehicles and enjoys an end of cul-de-sac position.

The property is offered in excellent order throughout, the current owners bought from new and the property was constructed by a reputable local builder. Further benefits include double glazing windows and doors and uPVC soffits and guttering.

SERVICES

Mains electricity, water and drainage.

Air source heating.

EPC - rated C.

FLOOR AREA

1665.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND E



Laggots Close, Hinton Waldrist, Faringdon, SN7 8RY

Approximate Area = 1357 sq ft / 126 sq m (excludes store)

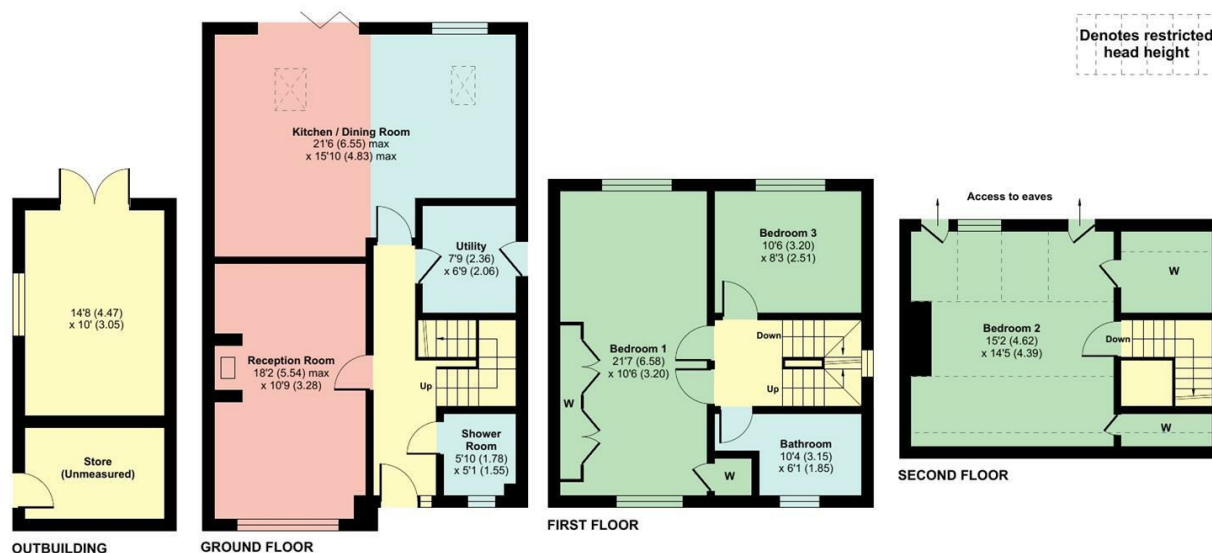
Limited Use Area(s) = 161 sq ft / 14.9 sq m

Outbuilding = 147 sq ft / 13.6 sq m

Total = 1665 sq ft / 154.5 sq m

For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Douglas and Simmons Ltd. REF: 1069009

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

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1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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5. All measurements are approximate. GRD/rd Dec 2023

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS TO SN7 8RY

SatNav to SN7 8RY where the property can be found at the end of the close as identified by our D&S For Sale board. what3words: ///precautions.blackouts.tripled

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons



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