



2 COTTAGE, CHURCH ROAD, HINTON WALDRIST SN7 8SE

Kitchen, sitting room, dinning room, 2 double bedrooms, family bathroom.

Gardens, garage.

DESCRIPTION

A wonderful opportunity to acquire this charming two-bedroom semi-detached Grade II listed thatched cottage, nestled within the picturesque village of Hinton Waldrist. Rich in character and period charm, this delightful home offers spacious and versatile accommodation, complemented by front and rear gardens and a garage.

The accommodation is arranged over two floors and begins with an entrance hall, leading to a country-style kitchen fitted with a range of units and integrated appliances. The generous sitting/dining room is partially divided by exposed timbers, creating distinct yet sociable living spaces. The sitting area is centred around a magnificent inglenook fireplace with a wood-burning stove, providing a warm and characterful focal point. On the first floor, there are two well-proportioned double bedrooms, a family bathroom, and a spacious landing. In addition, there is a large attic space.

OUTSIDE

Outside, the property enjoys an attractive frontage laid to lawn and bordered by mature hedging and trees, providing a good degree of privacy while the enclosed rear garden enjoys a terrace for al fresco dining from steps lead up to an area of lawn. A separate garage is located to the side of the property, offering secure parking and additional storage.

A CHARMING GRADE II LISTED SEMI-DETACHED THATCHED COTTAGE, DISCREETLY TUCKED AWAY IN THE HEART OF THE VILLAGE, BOASTING CHARACTERFUL ACCOMMODATION, FRONT AND REAR GARDENS, AND A GARAGE.



LOCATION

Hinton Waldrist is a picturesque and well-regarded village situated approximately 12 miles south-west of Oxford and around 11 miles from both Abingdon and Witney. Set above the River Thames, the village enjoys far-reaching views towards The Ridgeway and offers an attractive mix of period and contemporary homes.

The village has a strong sense of community and benefits from a village hall, allotments, the historic Church of St Margaret of Antioch, and a renowned farm shop selling locally grown produce. The highly regarded Blue Boar public house is located in the neighbouring village of Longworth, easily reached via a footpath linking the two villages.

A number of excellent independent schools are within easy reach, including St Hugh's, Cokethorpe School, Abingdon School and Our Lady's Abingdon. Regular bus services provide convenient access to Oxford city centre and surrounding areas.

Additional Information

Tenure: Freehold

Local Authority: Vale of White Horse District Council

Council tax band D

Services: Mains electricity and water.

Broadband speeds and mobile phone coverage can be checked here: checker.ofcom.org.uk.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: SN7 8SE



**Approximate Gross Internal Area 1165 sq ft - 108 sq m
(Excluding Garage)**

Ground Floor Area 619 sq ft – 57 sq m

First Floor Area 546 sq ft – 51 sq m

Garage Area 189 sq ft – 18 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	33 F	
1-20	G		

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