



Rectory Lane
Letcombe Bassett

Carter Jonas

3 RECTORY LANE LETCOMBE BASSETT OXFORDSHIRE OX12 9LN

Modernised detached period cottage
Two bedrooms & two ensuites plus cloakroom
Covered terrace for al-fresco dining
Garage & off-street parking

DESCRIPTION

Tucked away along a no-through lane in the heart of Letcombe Bassett, this beautifully presented detached cottage has been thoughtfully modernised and enhanced to provide stylish and comfortable accommodation throughout. The property combines period charm with contemporary convenience, offering a wonderful opportunity to enjoy village living at its finest.

The accommodation extends to c.893 sq ft and is arranged over two floors. At its heart is a well-appointed kitchen/breakfast room, opening via French doors onto a sheltered east-facing covered terrace. This delightful outdoor space provides an ideal setting for entertaining guests, al fresco dining or enjoying a morning coffee.

The attractive dual-aspect sitting room is filled with natural light and features a wood-burning stove, creating a cosy atmosphere during the winter months. Generous ceiling heights throughout further enhance the sense of space and character.

On the first floor are two well-proportioned double bedrooms, both served by stylish shower rooms, offering flexible accommodation for couples, downsizers, professionals or those seeking a country retreat.

OUTSIDE

Steps rise from the terrace to a charming landscaped garden laid predominantly to lawn and complemented by a variety of established shrubs and flowering plants. The garden enjoys a pleasant degree of privacy and provides an attractive backdrop to the cottage. A single garage and private parking complete the property.

A BEAUTIFULLY PRESENTED VILLAGE HOME IN ONE OF OXFORDSHIRE'S MOST DESIRABLE DOWNLAND VILLAGES.



Letcombe Bassett is widely regarded as one of the Vale of White Horse's most attractive villages, nestled at the foot of the North Wessex Downs Area of Outstanding Natural Beauty. The village enjoys a strong sense of community and is surrounded by wonderful countryside, offering exceptional opportunities for walking, cycling and outdoor pursuits directly from the doorstep.

The nearby market town of Wantage provides an excellent range of everyday amenities, including supermarkets, independent shops, cafés, restaurants and schooling. Communications are excellent, with easy access to Oxford, Newbury and the M4, while rail services from Didcot Parkway provide fast connections to London Paddington.

ADDITIONAL INFORMATION

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

Directions: [w3w:///licks.reinstate.thinking](https://www.licks.reinstate.thinking)

Tenure: Freehold

Mains water, electric central heating, private drainage.

EPC rating: E

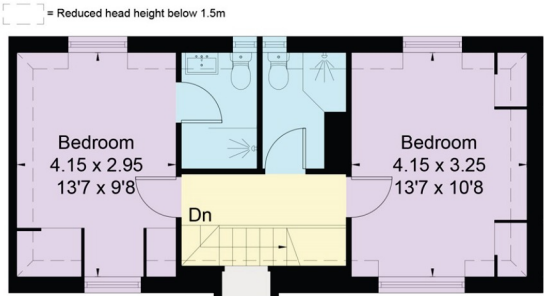
Council tax band: E

Vale of White Horse District Council

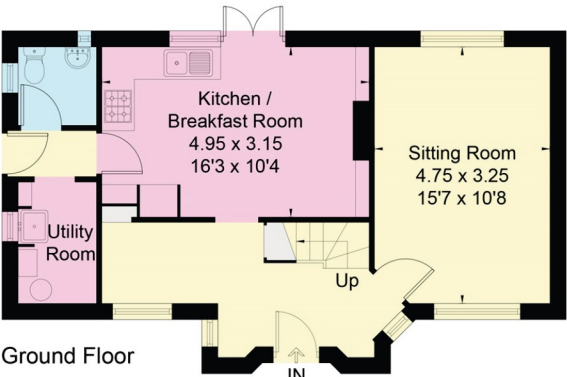
Thatch redone in 2020



Approximate Floor Area = 83 sq m / 893 sq ft



First Floor



Ground Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #89939



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	43 E	
21-38	F		
1-20	G		

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Oxford 01865 511444

oxford@carterjonas.co.uk
Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk
Offices throughout the UK

