



Alpha Cottage
Guide Price £525,000

Carter Jonas

Alpha Cottage The Millham West Hendred OX12 8RN

- Wantage 3.5 miles Oxford 12 miles
- Abingdon 6 Newbury 16 miles
- A34 4 miles (direct access to M4 junction 13 and M40 motorways)
- Didcot Parkway Station 6 miles

Entrance porch • living room with woodburner • impressive kitchen/breakfast room • utility room • downstairs shower room and third bedroom/study • two first floor double bedrooms with storage • family bathroom • pretty south facing garden • Energy Rating E

Situation

West Hendred is a popular small village with a church, pub, village hall and children's playground. It is about 3.5 miles east of Wantage and 4 miles from junctions onto the A34 which lead north towards Oxford and the M40, and south to the M4 in Newbury. For those needing to travel regularly to London, Didcot Station with its fast service to Paddington, is only 6 miles away. The countryside around is largely unspoiled, and a delightful walk up lanes and footpaths to the south leads to open downland and the Ridgeway. Nearby East Hendred can be accessed on foot via a tarmac footpath and has two schools and two churches (one RC and the other C of E), a post office, pubs/restaurants and a sports club for cricket, tennis and football.

Description

Alpha Cottage is a beautifully presented property offering bright and flexible accommodation and has the added benefit of there being no onward chain. The accommodation briefly comprises an entrance porch leading to the sitting room with wood burning stove and French doors onto the garden, a ground floor study/bedroom with French doors onto the garden and is next to the modern shower room/cloakroom.

A charming semi-detached cottage situated on a quiet no through road in the heart of this peaceful Downland village. Presented in beautiful condition throughout it also benefits from being available with no onward chain.



This downstairs configuration could provide single level living if required, leaving the first floor for carers/family/visitors. The impressive kitchen/breakfast room was fitted by a local craftsman and has a range of eye and base level units, granite worktops and travertine floor. The utility room is a good size and is home to the electric boiler that serves the underfloor heating on the ground floor and radiators on the first floor. Upstairs there are two good sized bedrooms, each with fitted cupboards and a modern bathroom.

Outside

Outside there is a long south facing paved terrace, a small lawn and a summerhouse complete with electricity.

Additional Information

Tenure: Freehold

Services: Electric central heating, mains water, drainage and electricity

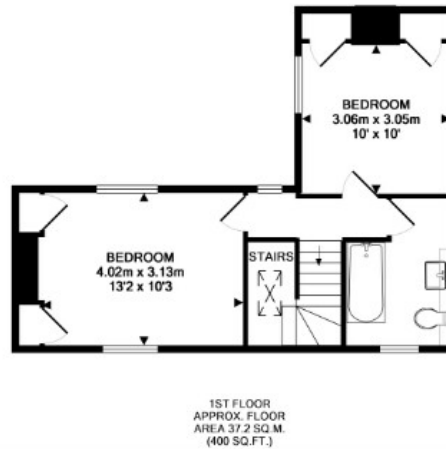
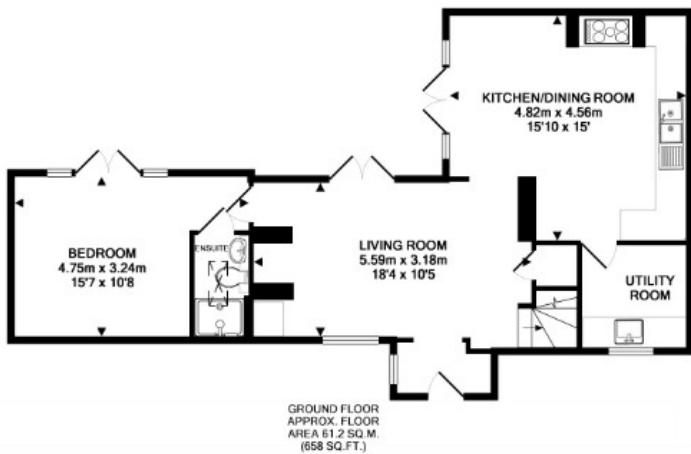
Local Authority: Vale of White Horse

Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode OX12 8RN – Once in The Milham the property is then on your left hand side.





TOTAL APPROX. FLOOR AREA 98.3 SQ. M. (1059 SQ. FT.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 62014



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Newbury 01635 263000
newbury@carterjonas.co.uk
51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk
Offices throughout the UK

Exclusive UK Affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.