



De-bar Bridle Path, Charney Bassett, Wantage, OX12 0EW
£699,950 Freehold

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SALES LETTINGS



The Property

A detached bungalow in a delightful setting located at the very heart of the pleasant south Oxfordshire village of Charney Bassett, and just a short stroll from the village pub.

The property is in need of some modernisation and comprises entrance hall, sitting room with dual aspect allowing in plenty of light. The spacious kitchen / dining room has a range of floor and wall units and an attractive range cooker, with a utility area providing access to the rear garden. There is also a bright conservatory which extends along the side of the property. The main bathroom includes a bath and a separate shower, with the toilet located in an adjoining room. The remainder of the property consists of two bedrooms, each with storage cupboards, and a third bedroom with storage, shower cubicle and sink unit.

Outside, the property is approached via a sweeping gravel driveway leading to the garage at the side, with a well kept front garden which is laid to lawn with established flower borders. The pretty rear garden offers a high degree of privacy and has a patio, shed, and is bordered by shrubs.

Some material information to note: Freehold property. Gas central heating. Mains water, electrics and drains. Ofcom checker indicates standard and superfast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with some major providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Village location
- Three bedrooms
- Sitting room
- Kitchen / Dining room
- Conservatory
- Private rear garden
- Garage
- Council Tax Band E; EPC Rating E

The Location

Charney Bassett enjoys a friendly community and excellent village pub The Chequers. Annual events such as the village Fete and May Day festivities keep old traditions alive. Charney Bassett lies 4 miles north of Wantage 6 miles east of Faringdon and Oxford city centre is 15 miles away. Locally there is an array of excellent walks, riding routes and sports facilities such as Frilford Heath Golf Club. There are a number of convenience stores at nearby Southmoor and Kingston Bagpuize. The village is well served by road with access to the A34 connecting to the M4 in the south, the M40 in the north and A420. A mainline station at Didcot Parkway (circa 12 miles) provides a fast service to London Paddington in 40 minutes.



Approximate Gross Internal Area 1389 sq ft - 129 sq m

Ground Floor Area 1389 sq ft – 129 sq m

Garage Area 158 sq ft – 15 sq m
(Excluding Garage)



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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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