



High Street, Hinton Waldrist, SN7 8RN

Guide Price £935,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Tucked away at the end of a private gravelled driveway serving just three homes, Willow View enjoys a quiet position and is the largest both in terms of plot and internal accommodation. This well-appointed detached house offers over 2,600 sq. ft. of light-filled, flexible living space, along with beautifully maintained west-facing gardens, generous parking, and a detached double garage with a useful room above — ideal as a home office, studio, or playroom.

The accommodation is ideal for modern family living, with a spacious and recently refitted open-plan kitchen/dining/family room by Cucina, complete with quartz work surfaces, integrated Siemens and Neff appliances, a boiling water tap, and waste disposal. Double doors lead directly onto a broad rear terrace and lawned garden, providing an excellent space for entertaining.

The ground floor also features a generous double aspect sitting room with an open fireplace and doors through to a conservatory overlooking the garden. A study fitted with bespoke Neville Johnson limed oak furniture offers a practical and attractive home working space. A utility room and cloakroom complete the downstairs.



Upstairs, the principal bedroom enjoys a double aspect outlook and a smart refitted en suite shower room. Three further double bedrooms are served by a stylish family bathroom with a corner bath and separate shower.

Outside, the gardens are a notable feature — laid mainly to lawn with mature borders, hedging, and a south-westerly orientation. The brick-paved terrace provides an ideal setting for outdoor dining. In addition to the detached double garage and room above, there is ample off-street parking for multiple vehicles.



Key Features

- Over 2,600 sq. ft. of well-appointed accommodation
- Quiet private driveway serving just three properties
- Stunning refitted kitchen/dining/family room by Cucina
- Double aspect sitting room with open fireplace
- Four generous double bedrooms, two stylish bathrooms
- Detached double garage with versatile room above
- Sought-after village location with good road links to Oxford, Witney and Faringdon
- Ample driveway parking and landscaped south west facing garden
- EPC Rating D - Council Tax Band G



The Location

Hinton Waldrist is a picturesque Oxfordshire village set in attractive countryside between Oxford and Faringdon. It offers a peaceful rural lifestyle with convenient access to key transport links and nearby towns.

The village has a strong sense of community, a parish church, and access to a well-regarded primary school in nearby Buckland. Day-to-day amenities are available in Longworth, Kingston Bagpuize, and Southmoor, with wider facilities in Witney, Faringdon, Abingdon, and Oxford.

Excellent road links via the A420 connect to Oxford, Swindon, the A34, and M4. Rail services to London and the West are available from Didcot Parkway and Oxford.

The area is ideal for walking and cycling, with open countryside, footpaths, and bridleways close by. Local schooling options include village primaries and a choice of state and independent schools in surrounding towns.

- Utilities: Mains electricity/water/drainage are connected.
- Heating: Oil fired central heating.
- Parking: Private driveway & double garage.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: None known.



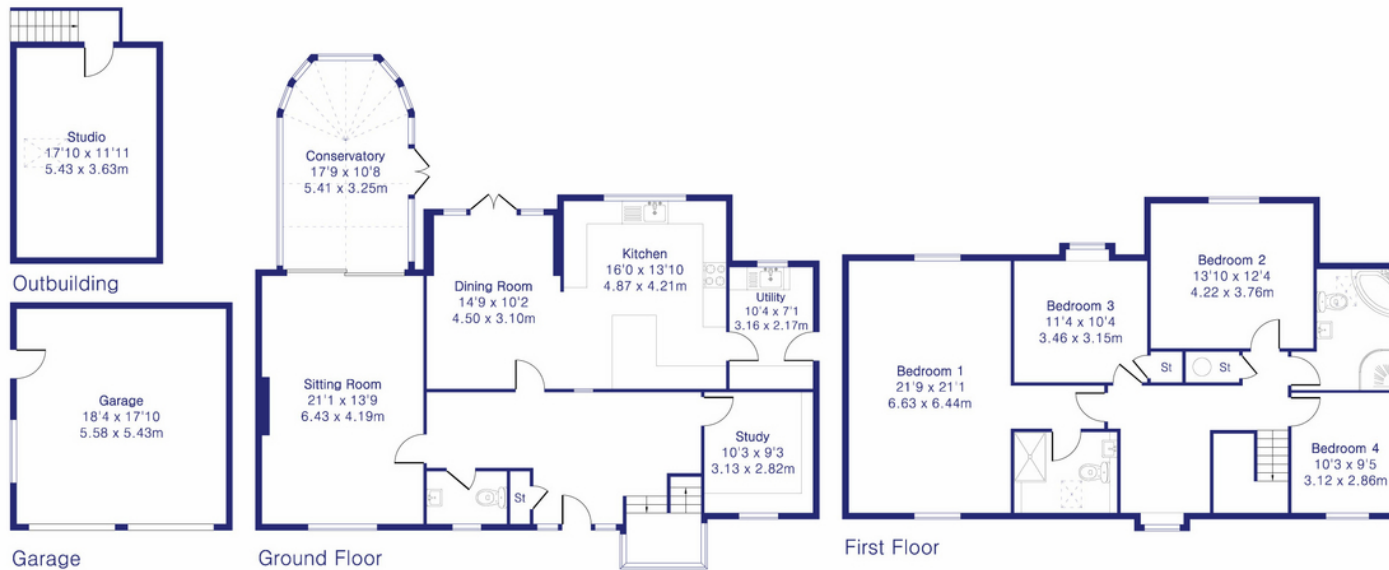
**Approximate Gross Internal Area 2412 sq ft - 224 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1339 sq ft – 124 sq m

First Floor Area 1073 sq ft – 100 sq m

Garage Area 326 sq ft – 30 sq m

Outbuilding Area 212 sq ft – 20 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.



Thomas Merrifield and their clients give notice that:

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.

Abingdon Office

51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000

E abingdon@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

