





The Old Smithy - an attractive and individual 3 bedroom detached house with a stunning open plan kitchen living room, good size secure lawn garden and off-street parking via a private entrance, located opposite the village green in the sought after Village of Charney Bassett.

The property is approached opposite the village green up a private gravel entrance leading to off-street parking around the house.

The front door leads to a galleried entrance hall with tiled flooring.

To the left leads into a stunning open plan kitchen/diner/sitting room. The kitchen has ample fitted units, space for a larger American style fridge freezer, space for a large electric Rangemaster style cooker and a tumble dryer, the dishwasher and washing machine are integrated. There is also space for a kitchen/dining table. The Karndean floors run seamlessly through the kitchen into the sitting room, which has a multi fuel wood burning stove and double doors leading out to the patio and secure lawn garden.

To the front of the entrance hall is a generous family shower room to the right of which is a double bedroom with a bank of fitted cupboards and also looks out over the garden.

Upstairs there are two further double bedrooms both with laminate wood floors. There are useful cupboard to both rooms in the eves. There is also a large under eve storage cupboard in the landing at the top of the stairs.

To the rear of the house there is a good size mainly lawn garden with raised beds to the side. The garden can be accessed either through the double doors from the sitting room, from the kitchen or through the full height double gate through close board fence to one side of the house or a full height pedestrian gate to the other side, both via the



off-street parking.

Services - LPG central heating, mains electricity, water,
drainage

Charney Bassett is a picturesque village approx 13 miles from Oxford. It has a parish church, a pub and an attractive village green. The nearby towns of Wantage, Faringdon and Abingdon provide excellent shopping and the historic city of Oxford is only 13 miles away. There is a Waitrose, Tesco and Aldi in nearby Faringdon. Transport links are excellent with Didcot Mainline Station running a regular 45 min service to London Paddington. M4 junction 15 is easily accessed via the A420 or junction 13 can be reached via the A34.

King Alfreds secondary school OFSTED rated outstanding and Faringdon Community College OFSTED rated outstanding are 5 and 6 miles respectively. There is also access to preparatory schools in both Oxford and Abingdon which include St Hughs, Abingdon Preparatory and Chandlings Manor.

DISCLAIMER

These particulars have been prepared with the utmost care but their accuracy including text, measurements, photographs and plans is for the guidance only of prospective purchasers and must not be relied upon as statements of fact. Their accuracy is not guaranteed.

Descriptions are provided in good faith representing the opinion of the vendors' agents and should not be construed as statements of fact. Nothing in these particulars shall be deemed to imply that the property is in good condition or otherwise, nor that any services, facilities, fixtures and fittings are in good working order. These particulars do not constitute part of any offer or contract.

Every effort has been taken to ensure that all statements contained within these particulars are factually correct.



However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey.

All measurements given are approximate and are wall to wall unless stated otherwise.

Viewing strictly through sole agents

Kidson-Trigg

01793 781937



Approximate Gross Internal Area = 108.4 sq m / 1167 sq ft



Ground Floor

First Floor

Illustration For Identification Purposes Only. Not To Scale (ID454711 / Ref:66276)



- 3 double bedrooms
- Individual detached house
- Good size secure lawn garden
- Stunning open plan kitchen/sitting room
- Decorated to a good standard
- Off-street parking
- Wood burning stove
- Private entrance