



Arn Cottage, 34 East Lockinge, Oxfordshire



Arn Cottage, 34 East Lockinge, Oxfordshire, OX12

Arn Cottage is a delightful 18th-century semi-detached cottage in East Lockinge, a picturesque, peaceful village in the Vale of White Horse and the North Wessex Downs AONB.

The cottage comprises of a boot room, kitchen, dining room, drawing room, sitting room, downstairs family bathroom and cloakroom. On the first floor, you'll find the principal bedroom with en suite shower room and two further double bedrooms.

Outside is a pretty garden with a garden shed, wood store, outbuilding, patio and parking for several cars.



Tenure: Available freehold

Local authority: Vale of the White Horse

Council tax band: E



Arn Cottage, 34 East Lockinge

The cottage is approached through a five-bar gate off a country lane, and you are greeted by a gravel driveway providing ample parking.

On entering the cottage through the back door, you step on to a tiled floor. Ahead of you is a characterful wall exposing the oak frame and brickwork of the house. To the left, you'll find a convenient downstairs cloakroom.

The open-plan kitchen/dining room is a highlight of the property, with its spacious layout and high ceilings. French double doors lead to the patio, seamlessly connecting indoor and outdoor living spaces. Ascending into the drawing room, you will notice the inviting multifuel burner, exposed brickwork, and valuable storage. The lovely oak flooring enhances the warmth and charm of this room. Adjacent to the drawing room is the sitting room, featuring the traditional oak framework and a wood burner in a large fireplace.

A hallway off the drawing room leads to the downstairs bathroom, which features underfloor heating and high-quality fittings, including a Perrin & Rowe shower and Duravit sanitaryware.

A wooden staircase leads you upstairs to a hallway with open storage to your right. The first double bedroom on the left offers built-in storage, wooden flooring, and good ceiling height. You will find another double bedroom along the corridor with a built-in storage cupboard and a charming feature fireplace.

The principal bedroom is a true retreat, featuring double-aspect windows and a feature fireplace. This room benefits from an en suite shower room with a window, toilet and basin.

The outdoor space is enchanting, with a sizeable split-level patio behind the house leading to an L-shaped lawn bordered by mature shrubs and trees. From the garden, one can admire beautiful views over open meadows with majestic oak trees and across the surrounding Estate.



East Lockinge, Oxfordshire

Arn Cottage is a delightful 18th-century cottage in a picturesque, peaceful village in the Vale of White Horse and the North Wessex Downs AONB.

East Lockinge is primarily a model village created by Lord and Lady Wantage in the 1860s. With their descendants still owning and protecting most of the land and buildings, properties rarely come up for sale in this highly desirable village.

Located under the Ridgeway, there are many walks, runs and bike rides directly from the house, over fields, through woods, by chalk streams and up on the Downs. Other activities include fly-fishing in the village lake and riding from the stables around Lockinge.

Ardington is a short walk over the fields and has a shop/cafe (the Grocer Chef), The Boar's Head pub, a village hall and Busy Bees private day nursery. Wantage has various shops, including Waitrose and Sainsbury's, a chemist, doctors, dentists, garages and twice-weekly markets on Wednesdays and Saturdays. A more comprehensive selection of shopping and recreational facilities can be found in Oxford and Newbury.

Communications are excellent, with easy access to Oxford, Newbury, London, the South and the West using the M40 and the M4 via the A34. Didcot Parkway station has frequent trains to Paddington from 37 minutes. Heathrow is about one hour's drive.

In addition to the primary schools in East Hendred, many popular independent schools are nearby, including Cothill, St Helen and St Katherine, St Edwards, Radley College and Abingdon School. The cottage lies close to the Grove Park Drive nodal point for entry to the Europa School UK.





Property information

Services

Mains gas, electricity and drainage. The Lockinge Estate supplies water. Gas central heating with additional underfloor heating in the downstairs bathroom.

Part of the garden is rented from the Lockinge Estate for a current annual rent of £160 per year.

Directions (OX12 8QG)


what3words: ///lavished.hiring.blanks

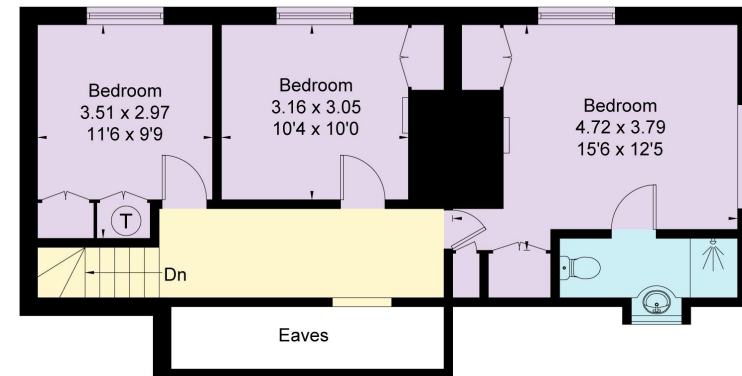
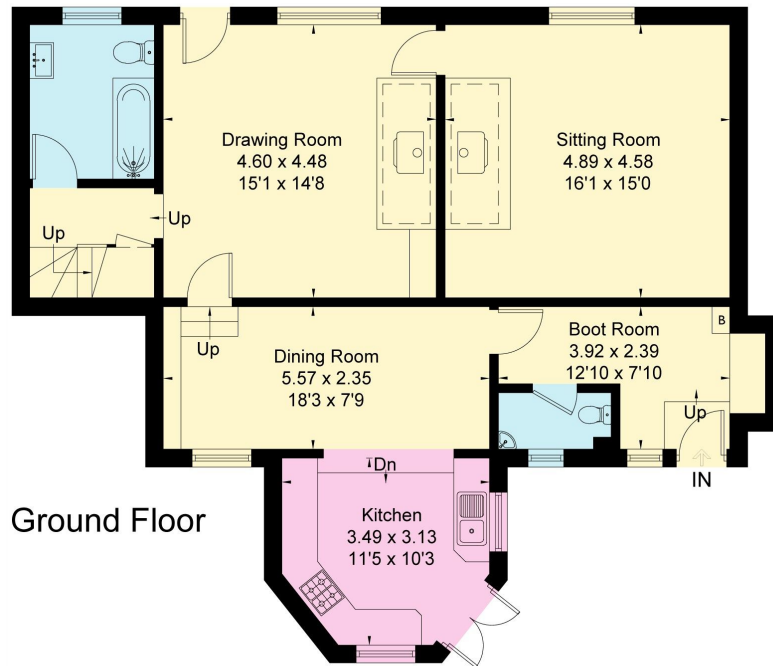




Approximate Area = 144.7 sq m / 1,557 sq ft
(Excluding Eaves)



 = Reduced head height below 1.5m



Knight Frank
Hungerford
22 High Street
Berkshire
RG17 0NF
knightfrank.co.uk

I would be delighted to tell you more
Fiennes McCulloch
+44 1488 688 548
fiennes.mcculloch@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2023. Photographs and videos dated November 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

