



A charming white cottage with a thick thatched roof and two brick chimneys. The house is surrounded by lush greenery, including a large lawn on the left, a flower bed with red and yellow blooms in the foreground, and a gravel path leading to a garden area on the right. The background is filled with tall trees under a blue sky with light clouds.

Well Cottage

39 East Lockage, Oxfordshire

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Charming period cottage and studio peacefully situated in a sought-after village.

Dining hall | Sitting room with study area | Kitchen with larder | Cloakroom | WC

Two double bedrooms | Bathroom

Fantastic studio/garden house with verandah overlooking a lake | Shower room | WC

Pretty garden with shed, sheltered terrace and gravel driveway

Wantage 2 miles, Didcot 8 miles (London Paddington from 37 minutes),
Oxford 16 miles, Hungerford 16 miles, Newbury 19 miles
(Distances and times are approximate)



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Situation

Well Cottage is a delightful grade II listed property in East Lockinge, a picturesque and peaceful village in the Vale of White Horse. 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 with the dog (or runs or bike rides) directly from the house, over fields, through woods, by chalk streams, and up on the Downs. This variety creates many opportunities for painting, wildlife spotting and landscape photography.

Other local activities include fly fishing (in the lake at the bottom of the garden), riding from the stables in and around Lockinge (Old Berks Hunt), and golfing at Frilford Golf Club.

Ardington is a short walk over the fields and has a shop/café (the Grocer Chef), The Boar's Head pub, a village hall and Busy Bees private day nursery.

Wantage, only a five minutes drive away, has a Waitrose and a Sainsburys, chemists, doctors, dentists, garages, etc. and twice-weekly markets on Wednesdays and Saturdays. Eggs, meat, fruit and veg are bought directly from local farm shops.

Oxford is only thirty minutes away with its schools, universities, hospitals, and many arts, cultural, sports, hospitality, and retail activities.

Communications are excellent, with easy access to 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.

For Sale Freehold

Well Cottage, 39 East Lockinge is a property of enormous character and charm; it is grade II listed and believed to date from 1699.

This most attractive property has been well maintained by the current owners, who have recently installed a new bathroom and downstairs loo and re-decorated internally. It was re-thatched in the last two years.

A stable-style door leads into an attractive dining hall with a parquet floor and exposed beams; the ceiling is relatively low.

There is a lovely double-aspect sitting room with an open fire, a parquet floor and an adjacent study area. The modern kitchen has a vaulted ceiling and a stable-style door leading into the pretty garden. There is a valuable larder with a slate slab.

Two double bedrooms and a newly fitted bathroom are on the first floor.

An impressive studio/garden house with a shower room could be used for guest accommodation or as a home office or gym. Doors lead to a sheltered verandah with wonderful views over the neighbouring lake and fields.

The beautiful cottage garden is mainly laid to lawn with various trees and shrubs, including winter flowering cherry and crab apples. A gravel drive provides parking for two-three cars.

Services

Mains water, electricity and drainage. Gas heating in the Cottage and underfloor heating in the studio.

Local Authority

Vale of the White Horse District Council.
Tel 01235 520202

Council Tax

Band F

EPC Rating

Band E

Postcode

OX12 8QD

What3words

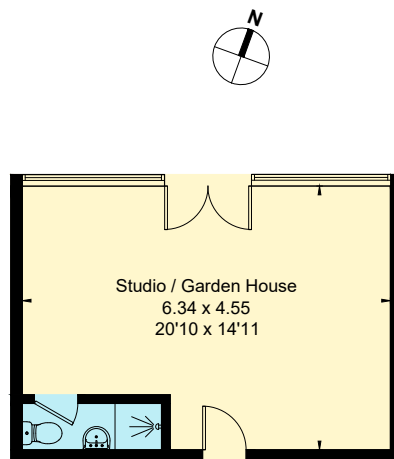
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Viewing

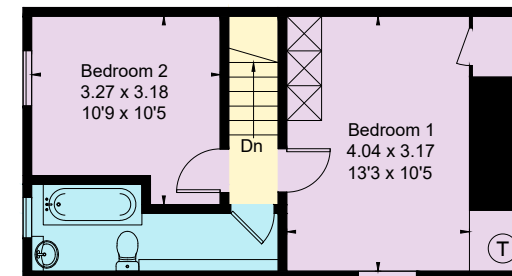
Viewing by prior appointment only with the Agents.

Approximate Gross Internal Area = 102.5 sq m / 1103 sq ft
Studio / Garden House = 28.9 sq m / 311 sq ft
Total = 131.4 sq m / 1414 sq ft

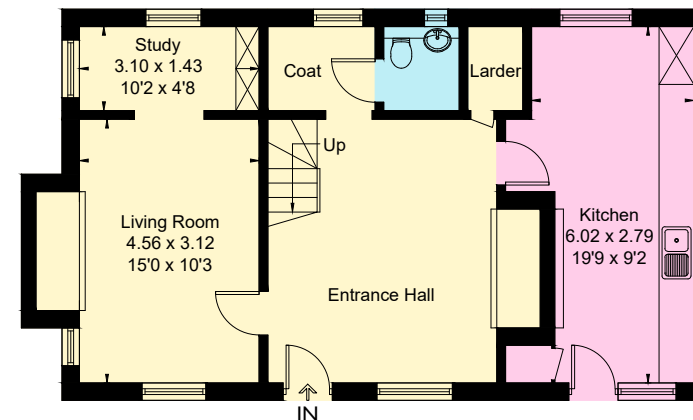
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor



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