

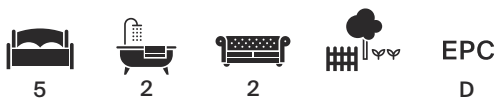


The Old Post Office, Hinton Waldrist, Faringdon



The Old Post Office, Hinton Waldrist, Faringdon

A delightful period family house with a walled garden, swimming pool and office studio above the garage.



Guide price: £900,000

Tenure: Available freehold

Local authority: Vale of White Horse District Council

Council tax band: G







The property

Internally, the house is light and spacious with versatile accommodation and a terrific open-plan kitchen/breakfast room central to the house. Whilst the house is situated in the heart of the village, it has a private walled garden with a swimming pool and office studio over the garage.

Services

Mains water, drainage, electricity and LPG gas





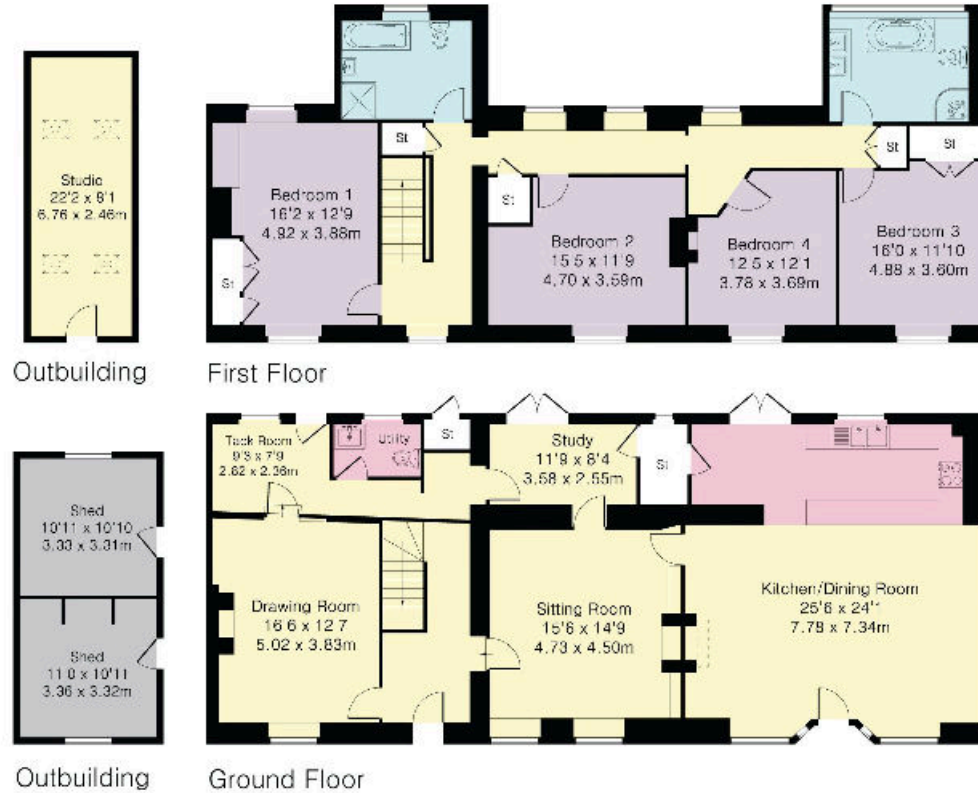


Location

The area is renowned for its excellent selection of schools such as St Hugh's, Radley College, Abingdon School, St Helens and St Katherine's, Cothill, St' Edwards, Cokethorpe and the Dragon School to name a few that are in easy reach. Local sporting interests include racing at Cheltenham and Newbury, championship golf at Frilford Heath, Carswell Gym and Spa and polo at Kirtlington, Beaufort and Cirencester. For a range of additional activities, including riding, swimming and social events, the popular Soho Farmhouse is 25 miles to the north. There are desirable pubs, including The Bell in Langford and The Five Alls in Filkins.

The area is highly accessible by road, rail and is well-placed for access to Heathrow or other London airports. Didcot Station is about 14 miles away with regular fast services to London Paddington with Oxford Parkway (London Marylebone) about 23 miles away. Road communications are excellent, with access via the A420 and A34 on to the M4 and M40 motorways providing excellent links to London, the South, the Midlands and the West Country.

Approximate Gross Internal Area 3047 sq ft – 283 sq m
 Ground Floor Area 1453 sq ft – 135 sq m
 First Floor Area 1173 sq ft – 109 sq m
 Outbuilding Area 421 sq ft – 39 sq m



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.

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