



Hinton Waldrist

Carter Jonas

WILLOW VIEW HIGH STREET HINTON WALDRIST SN7 8RN

open plan family kitchen/dining room
3 reception rooms
4 bedrooms
2 bathrooms
double garage with room over
edge of village location

SITUATION AND LOCATION

The historic village of Hinton Waldrist with its 13th century church, active village hall and thriving community is surrounded by open farmland with numerous walks to nearby villages.

The Thames is a 20 minute walk away with its nature reserves and Shifford Lock. Together with nearby Longworth, the villages host numerous local events including a firework display and village fetes. The Blue Boar pub in Longworth is about a mile away by public footpath. Day to day shopping and further amenities can be found in nearby Southmoor/Kingston Bagpuize and the market towns of Faringdon, Abingdon and Witney.

There are a wide range of highly regarded schools in Abingdon and Oxford, with a primary school in Longworth. Local sporting facilities include Frilford Heath golf course, water sports and fishing at nearby Hardwick Park and tennis courts in Southmoor.

DESCRIPTION

A quietly located detached family house incorporating an impressive recently refitted open plan kitchen/family room. Located off a private shared driveway on the edge of the village, the house offers over 2600 sq. ft of accommodation and enjoys an abundance of natural light throughout. There is a welcoming entrance hall which provides access to all the ground floor rooms. The light and airy generously proportioned living room has an elegant open fireplace and enjoys a double aspect with views over the front and doors to the conservatory which opens onto the rear garden and patio.

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME LOCATED IN A QUIET, EDGE OF VILLAGE LOCATION OFFERING SUPERB ACCOMMODATION, LOVELY GARDENS AND A DOUBLE GARAGE WITH ROOM OVER.







The well-sized study has been fitted with limed oak Neville Johnson furniture including cupboards, drawers, shelving, and desk. The impressive open plan kitchen/dining/family room has been recently refitted with a range of Cucina units with quartz work surfaces. There are many built in appliances by Siemens and Neff, a boiling hot water tap and waste disposal. Glazed double doors lead from the dining/family area to the patio and rear garden. Adjoining the kitchen is a useful utility room with abundant storage and access to the garden. A cloakroom completes the ground floor accommodation. To the first floor there is an impressive double aspect principal bedroom with refitted ensuite shower room. There are three additional double bedrooms and a stylish well-appointed bathroom with large corner bath and separate shower enclosure.

OUTSIDE

The property is pleasantly set back from the road, at the end of a gravelled driveway. The house has lovely gardens mainly laid to lawn with mature planted borders, trees, and hedging. There is an extensive brick paved patio and outside entertaining area accessed via a set of double doors from the kitchen/family room and French doors from the conservatory. A generous parking area in front of the house is in addition to a detached double garage with open plan room over, ideal as a playroom or a further home office.

ADDITIONAL INFORMATION

Tenure	Freehold
Viewing	Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444



**Directions to
SN7 8RN**





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