



Spacious family home in a popular village location

The Squirrels, Church Road, Hinton Waldrist, Faringdon, Oxfordshire, SN7 8SE

Freehold



4 reception rooms • kitchen/breakfast room • utility room, cloakroom • study/nursery • 5 bedrooms (2 en suite) • family bathroom • integral garage • mature gardens

Local information

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 and riding trails. The Thames is a 20 minute walk with its nature reserves and Shifford Lock. Together with nearby Longworth, the villages host numerous local events including a firework display and pig roast, village fetes and a widely supported 10k off-road run. The Blue Boar pub is a 15 minute footpath walk away.

Day to day shopping and further amenities can be found in nearby Southmoor and the market towns of Faringdon, Abingdon and Witney.

There is a wide range of highly regarded state and private schools in Abingdon, Oxford and Witney with a sought after 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.

Kingston Bagpuize/Southmoor 3 miles, Faringdon 6 miles, Abingdon 10 miles, Witney 11 miles, Oxford 12 miles, Didcot Parkway station (London Paddington from 40 mins) 15 miles
(Distances/times are approximate)

Directions

From Oxford take the A420 to Swindon. After approximately 10 miles take the turning to Longworth and follow the signs into Hinton Waldrist. Turn right onto Church Road and The Squirrels will be found after a short distance on the left hand side.

About this property

The Squirrels, with its good sized, well-proportioned rooms and flexible accommodation, lends itself to family living. The principal downstairs rooms open directly from the entrance hall with its contemporary oak and glass staircase to the first floor. The kitchen/breakfast room is fitted with a comprehensive range of contemporary units. Integrated appliances include two wall ovens, a microwave and an induction hob. French doors open directly to the garden. There is separate access both to the utility room and the garage with a useful storage room.

The welcoming sitting room with its wood burning stove, oak flooring and French doors to the garden, and the dining room, are both generous sizes with ample light. The study, accessed from the kitchen and sitting room, leads into the garden room, with access to the garden. On the first floor are five bedrooms, two with en suite shower rooms, four of which have fitted wardrobes; a family bathroom with shower and bath and a study or nursery.





The property is double glazed throughout with solar panels supporting the hot water supply.

The very private and well established west facing garden boasts different areas including a terrace, carp pond and lawn interspersed with mature flower beds. The end of the garden looks onto a small wooded copse. The garden also boasts a workshop, a variety of sheds and a woodstore.

Brochure prepared and photographs taken February 2020.

Services

Mains electricity, drainage and water are connected. Oil fired central heating. Solar panels to boost hot water supply. Superfast broadband connected.

Fixtures & Fittings

Those items mentioned in these sale particulars are included in the freehold sale. The birdbath, sundial and certain plant pots are excluded. All other fixtures, fittings, garden ornaments and furnishings are expressly excluded but may be available by separate negotiation.

Tenure

Freehold

Local Authority

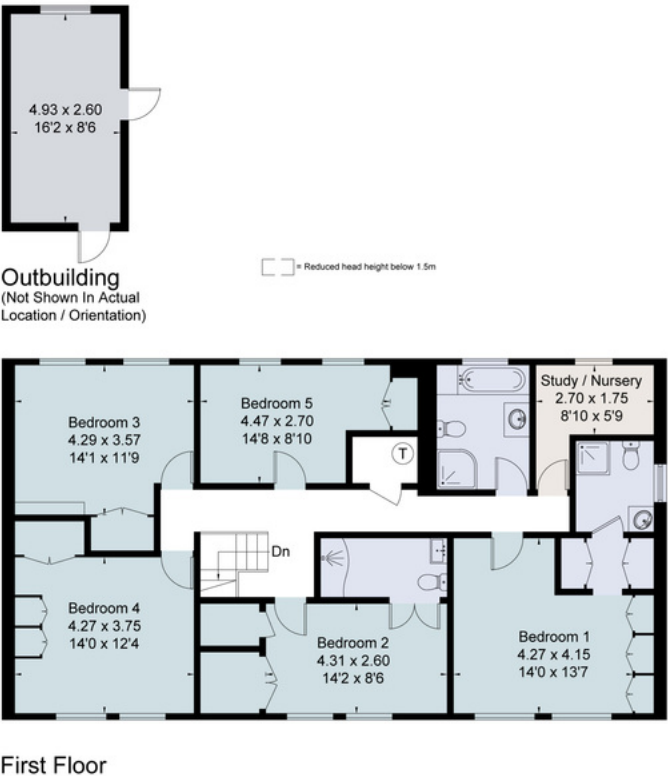
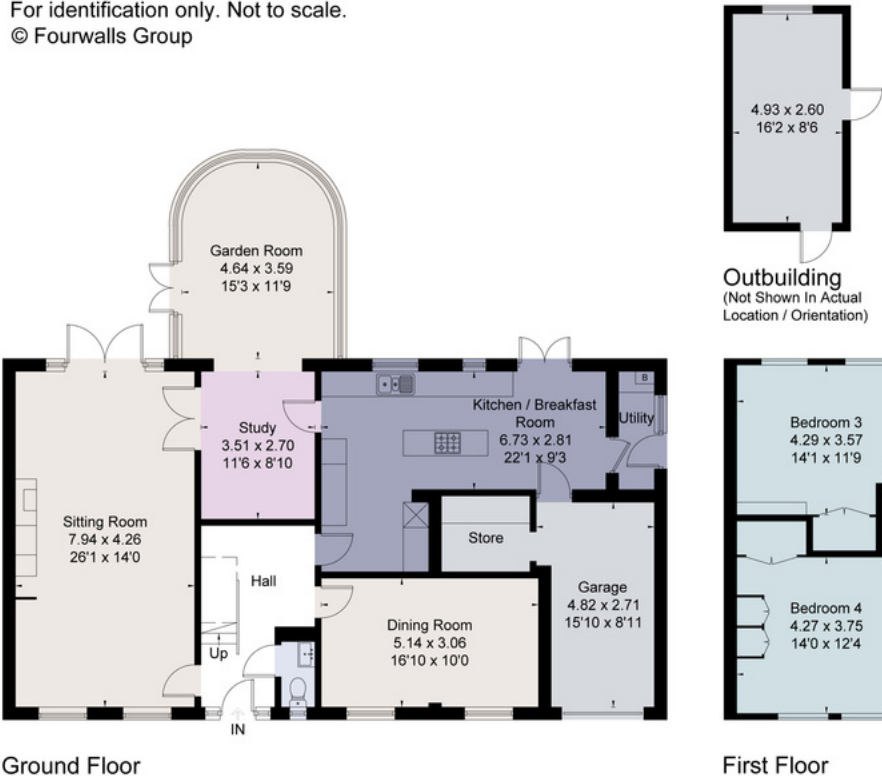
Vale of the White Horse.
Council Tax band G.

Viewing

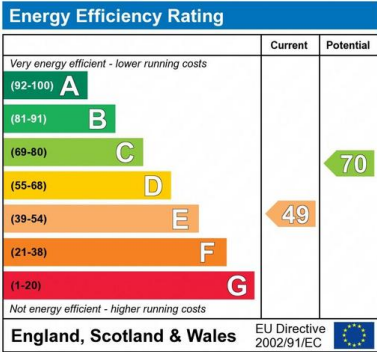
Strictly by appointment with Savills



Approximate Area = 245.9 sq m / 2647 sq ft
Garage = 16.5 sq m / 178 sq ft
Outbuilding = 12.8 sq m / 138 sq ft
Total = 275.2 sq m / 2963 sq ft
Including Limited Use Area (4.2 sq m / 45 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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