



# A modern and detached, stone built cottage

**The Marten, High Street, Hinton Waldrist, Faringdon, Oxfordshire, SN7 8RN**

Freehold





Entrance hall • 2 reception rooms • kitchen/dining/family room • utility room • cloakroom • 4 bedrooms (1 en suite shower room) • family bathroom • off street parking and gardens

#### Distances

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

#### Situation

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 and village fetes. The Blue Boar pub is about a mile away by public footpath.

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 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.

#### Description

The Marten, with its good sized, well-proportioned living space, lends itself to family living. Built in stone with brick detailing under a tiled roof by a well respected local builder in 1998 it is located in the heart of this most pleasant rural village.

The spacious kitchen/dining/family room forms the hub of the property with wide bifold doors to the garden terrace. There is a circular island unit, extensive range of cupboards and a fitted range cooker. Off the kitchen is the utility room and double doors open on to the sitting room where there is a fireplace with a log burning stove.

Off the hall is a study which is currently used for storage but could easily be re-instated.

On the first floor are 4 bedrooms, the principal bedroom having an en suite shower room, and a family bathroom.

The Marten is approached through an entrance off the High Street which opens on to a generous gravelled parking and turning area. To the rear is an attractive garden with large terrace, established borders and a west facing summer house.

Fitted carpets, curtains and blinds are included in the sale.

Brochure prepared and photographs taken April 2022







## General Remarks

### Tenure

Freehold with vacant possession on completion

### Services

Mains electricity, drainage and water are connected. Oil-fired central heating. Superfast broadband available.

### Local Authority

Vale of the White Horse Council tax band F

### Viewing

Strictly by appointment with Savills Summertown office 01865 339700

### Fixtures and 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.

## Directions

From Oxford take the A420 to Swindon. After approximately 10 miles take the turning to Longworth and follow the signs into Hinton Waldrist and The Marten will be seen on the right on entering the village.

### Tenure

Freehold/Leasehold (000 years remaining)/Commonhold

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.



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**Approximate Area** 133.2 sq m / 1434 sq ft

**Garage** 4.0 sq m / 43 sq ft

**Total** 137.2 sq m / 1477 sq ft



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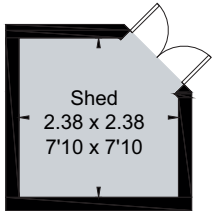
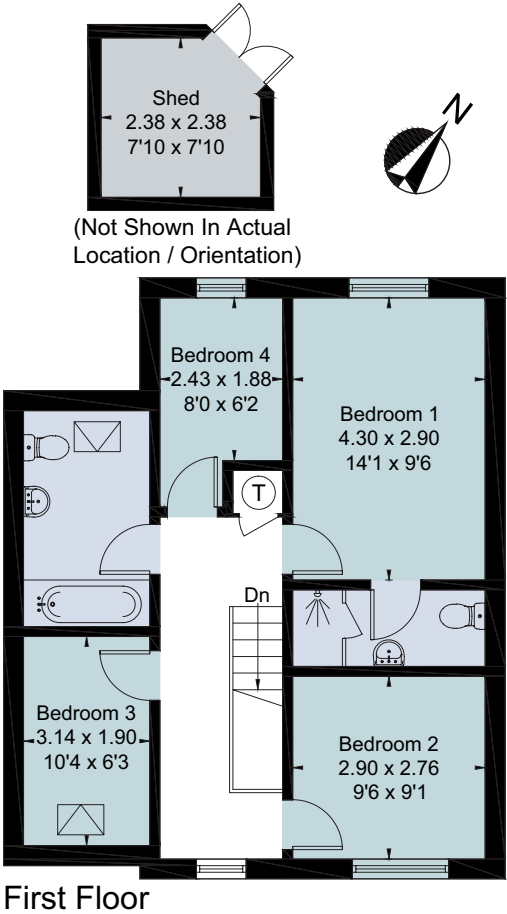
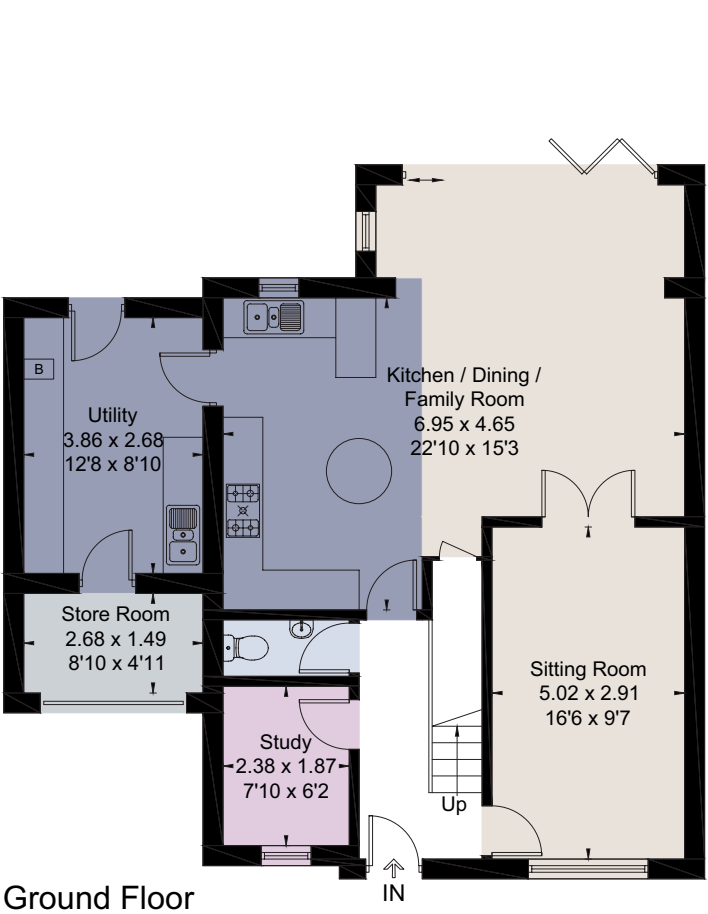
savills.co.uk

**Huw Warren**

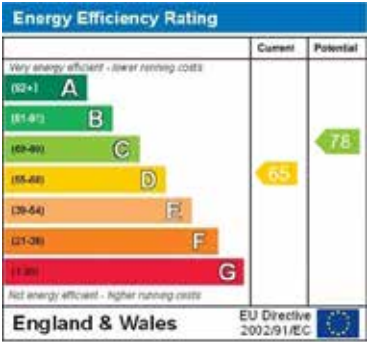
Savills Summertown, Oxford

**01865 339704**

summertown@savills.com



(Not Shown In Actual Location / Orientation)



For identification only. Not to scale. © 220419HW

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