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Description

Step into the peaceful rural setting of this modern architect-designed home in Westcot, near Wantage, Oxfordshire. This beautiful barn conversion boasts a freehold property in a traffic-free location, perfect for those seeking tranquillity and an escape from the hustle and bustle of city life. Upon entering, you will be greeted by lovely open plan living areas with massive bifold doors leading out to a Southwest facing garden, allowing natural light to flood the space and providing picturesque views of the surrounding countryside. The high-raked ceilings add to the spaciousness and airiness, creating a bright and inviting atmosphere. The property features three good-sized king bedrooms, with an ensuite to the master bedroom and large built-in robes with additional cupboards above in each room. The spacious family bathroom includes a bath and separate shower, while the well-laid-out utility and laundry room make household chores a breeze. The fantastic log burner with a very efficient back boiler not only adds a cosy touch to the lounge but can also be used to heat the radiators and underfloor heating, keeping you warm and comfortable in the colder months. The home is highly insulated with a Warm Roof and features underfloor heating throughout. The fabulous fitted kitchen comes complete with a range cooker, dishwasher, and plenty of cupboard space for all your culinary delights. Outside, the well-appointed lighting illuminates the property, offering a warm and welcoming ambience with a large patio area, lawn and private parking for three cars. Located in a lovely rural village, this property provides the idyllic English countryside lifestyle you've been dreaming of. Nearby points of interest include picturesque walking trails, charming local pubs, and historic sites just waiting to be explored. Don't miss the opportunity to view this superb barn conversion in Westcot – your perfect country retreat awaits. Arrange a viewing today and start living the life of your dreams.





Location

Westcot is a small yet wonderful hamlet enjoying splendid views of the surrounding area. Located next to the delightful Downland village of Sparsholt, which nestles in superb Oxfordshire countryside c. 4 miles from the historic market town of Wantage. The area is well served, with, character pubs, farm shop, and store nearby and is ideally situated for ramblers, cyclists and dog walkers alike particularly on the historic Ridgeway. Easy road access to the M4, and to Oxford and Swindon via the nearby A420, with access to Didcot Rail Station via the A417. Nestling at the foot of the Berkshire Downs, with the exclusivity that limited numbers of properties



provides, Westcot is one of the area's most sought-after rural locations.

what3words

[w3w.co/refills.averts.duplicate](https://www.what3words.com/refills.averts.duplicate).

Tenure

Freehold.

Ofcom

Excellent broadband internet connection. For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk>.

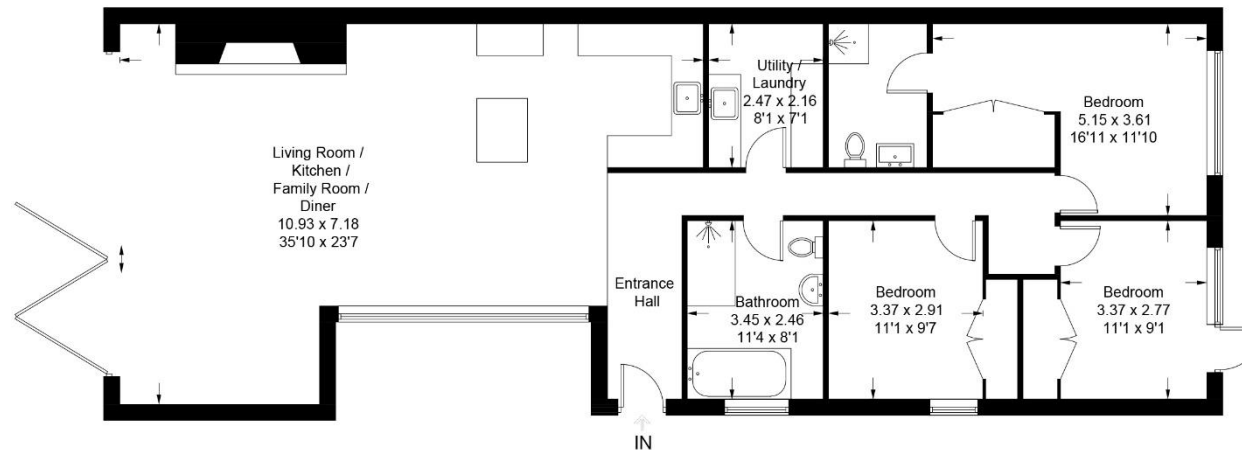




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2 Westcot Farm, Westcot, OX12 9QA

Approximate Gross Internal Area = 137.0 sq m / 1474 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Utilities

Mains water and electricity. On-site drainage to septic tank.

Heating Type

Full water-fed underfloor heating to all rooms in the property with multifuel stove and electric booster.

EER

D.

Council Tax Band

E.

Material Information

Planning permission has been granted for neighbouring barns to be converted.

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Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in any way without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

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