



Hinton Waldrist, Oxfordshire

Carter Jonas

THE OLD SCHOOL, CHURCH LANE, HINTON WALDRIST, OXFORDSHIRE SN7 8SE

Entrance hall, impressive sitting room, kitchen/breakfast room, mezzanine sitting area/study room, 6 bedrooms, 3 bath/shower rooms (1 en-suite)
Delightful mature gardens, garage, garden stores, parking

DESCRIPTION

Nestled at the end of a peaceful country lane, close to the church and within the Conservation Area, this delightful home dates from 1840 and was originally the village school. Converted into a residence in 1967, the property has been sympathetically adapted to retain much of its original features and character, including the charming old school pegs in the entrance porch. Offering generous accommodation with scope to extend further (subject to the necessary consents), the house is complemented by a beautifully mature rear garden with views across the neighbouring paddock, as well as driveway parking and a garage.

Internally, the ground floor offers spacious and highly flexible accommodation. The kitchen opens into a bright dining area where glazed sliding doors span the length of the room, flooding the space with natural light and offering lovely views of the garden. A rear hall also provides direct access outside.

One of the standout features of the home is the former school room, now a wonderful double height sitting/dining room with a fireplace and doors, in the original style of the school room, opening onto the terrace. This impressive space connects to the main hall, where stairs rise to the first floor and doors lead to four ground floor bedrooms and a shower room, offering excellent versatility for family living or home-working. The principal bedroom benefits from an en suite bathroom and the lovely feature of French doors opening directly onto the terrace.

On the first floor, two additional charming bedrooms and a family bathroom are complemented by a charming mezzanine sitting area/study overlooking the main sitting room.

A BEAUTIFULLY CONVERTED VICTORIAN VILLAGE SCHOOL OFFERING IMPRESSIVE SPACE AND TIMELESS CHARACTER WITH WELL ESTABLISHED ATTRACTIVE GARDENS IN A DELIGHTFUL SETTING WITHIN THE VILLAGE







Outside

The property is approached through gates leading to a gravel driveway at the side of the house, providing parking and access to the garage. Adjoining the neighbouring paddock the beautifully maintained gardens wrap around the rear and side of the house, laid mainly to lawn with mature borders, shrubs, and established trees, including a magnificent willow. A terrace runs along the length of the house, creating a lovely setting for al fresco dining and enjoying the outlook. A further terrace off the sitting room provides an additional seating area. Within the garden are two useful garden sheds.

SITUATION

Situated at the end of Church Road with views of a number of fine period buildings and paddock land, the property benefits from a prime semi-rural location. The village, together with nearby Duxford has a long and fascinating history and according to the parish council, the population stands at 290. The village is located 6 miles from Faringdon and 9 miles southwest of Oxford. The neighbouring villages of Southmoor and Kingston Bagpuize provide shops catering for a number of everyday needs. Nearby Buckland and Longworth are both pretty villages too and offer public houses and primary schools. The area is highly accessible by road, rail and is well placed for access to Heathrow or other London airports. Didcot

ADDITIONAL INFORMATION

Tenure Freehold

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



Tenure: Freehold
EPC rating D
Council tax band G
Mains electricity, water and drainage connected.
LPG central heating.
Broadband speeds and mobile phone coverage can be checked here: checker.ofcom.org.uk.



**Approximate Gross Internal Area 2418 sq ft - 225 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1839 sq ft – 171 sq m
 First Floor Area 579 sq ft – 54 sq m
 Garage Area 302 sq ft – 28 sq m
 Outbuilding Area 71 sq ft – 7 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	72 C
39-54	E		
21-38	F		
1-20	G		

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