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independent estate agents



**Yarnton Road
Cassington, Oxfordshire**

Guide Price £575,000



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Freehold

An attached stone built and extended period home, set back from the road in this popular village setting, with the benefit of a large and beautifully tended garden overlooking adjoining paddock land, gated driveway and detached garage. It becomes quite apparent when viewing that the property has been well maintained and cared for over the years and this follows when walking the gardens and outside space, with the majority of garden extending to approximately 140' in length at the side of the property, along with a gravelled driveway and a secluded sheltered terrace at the rear.

The accommodation comprises hall with woodblock floor, cloakroom, kitchen overlooking the rear courtyard, an extended sitting room with doors to the garden, separate dining room, en-suite master bedroom with views to the garden, double aspect second bedroom (double room), and a first floor shower room.

The property is well presented throughout and offered for sale with no onward chain. Viewing is recommended.



THE ACCOMMODATION

Hall

Woodblock floor, staircase to first floor, coats cupboard, under stairs recess and storage cupboard, window to front.

Cloakroom

WC, wash basin.

Kitchen

Range of base and wall units, worktop, tiled splash back, single drainer 1.25 bowl sink, plumbing for washing machine and dishwasher, built-in electric oven, hob, extractor over, gas fired boiler, windows to rear courtyard, stable door to garden.

Sitting Room

Extended L-shaped room with windows on three sides and views to the garden, glazed double doors, fireplace with stone hearth/surround.

Dining Room

Double aspect room with windows front and rear.

First floor Landing

Access to roof space, window to front, airing cupboard housing hot water cylinder.

Bedroom 1

Windows to front and side, views to garden, built-in wardrobe.

En-Suite Bathroom

Panelled bath, pedestal basin, WC, toiletries storage, window and roof light.

Bedroom 2

Double aspect room, window to front and high-level window to rear. Double room.

Shower Room

White suite comprising shower cubicle with twin-head shower, pedestal basin, WC, part-tiled walls, window to rear, storage cupboard.



OUTSIDE

Detached Garage

Stone-built, pitched roof, with up and over door.

The Garden

Five-bar gated access to a gravelled driveway, which in turn leads to the garage. There is a front garden of lawn with border surround. A paved path leads to a secluded and sheltered courtyard at the rear of the property. The majority of the garden lies to the side of the cottage and extends to approximately 140' in length, leading down to adjoining paddock land. The garden is mainly laid to lawn and has planted beds, mature shrubs and trees. The whole plot has been carefully maintained and is a particular feature of the property.

Council Tax

West Oxfordshire District Council - Band E.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Approximate Gross Internal Area
Main House = 138.51 sq.m / 1491 sq.ft
Garage = 23.50 sq.m / 253 sq.ft
Total = 162.01 sq.m / 1744 sq.ft

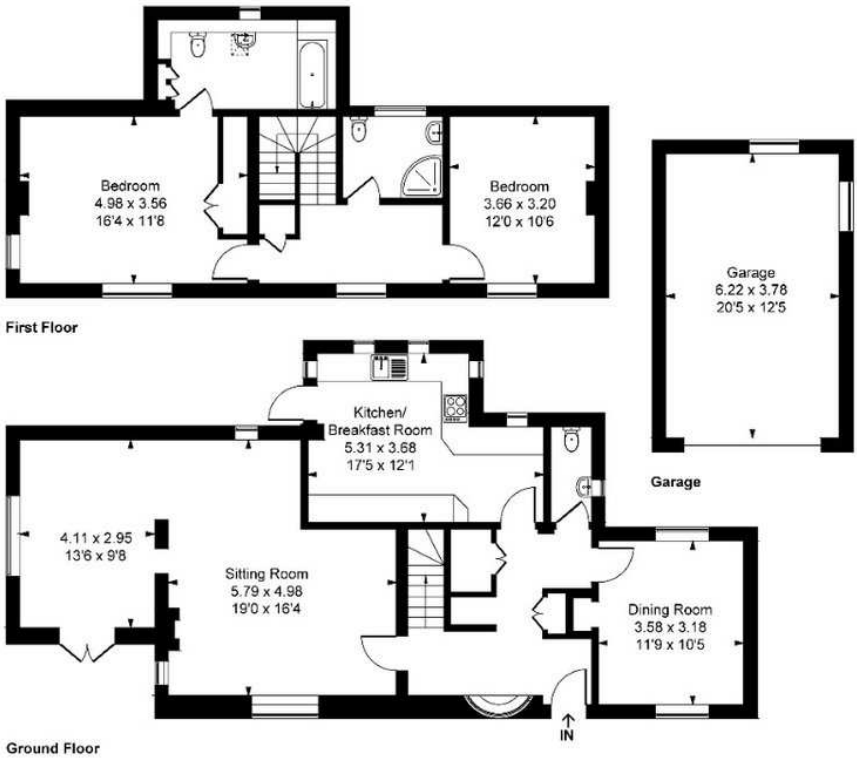


Illustration for identification purpose only, measurements approximate and not to scale.

These particulars have been carefully prepared in good faith as a guideline only. Rooms have been measured with an electronic laser and measurements, areas, distances or aspects referred to given as approximations. No appliances, heating systems or services have been tested and prospective purchasers are advised to commission their own inspections and surveys prior to exchange of contracts. Nothing in these particulars should be interpreted as implying that any necessary planning, building regulation or other consents have been obtained. We have not verified the tenure or legal title of the property and prospective purchasers should make their own enquiries through their Solicitor prior to exchange of contracts.