CHARLES BARTLETT

RESIDENTIAL

Rose Cottage 6 Watery Lane, Sparsholt, Wantage, OX12 9PP

Guide price £350,000

A very charming two-bedroom period cottage enjoying a peaceful village setting with stunning open countryside views to the rear.

Full of character, the accommodation includes a welcoming reception room with a cast-iron fireplace, characterful kitchen/dining room with walk in pantry and electric Aga oven, useful utility room/sun room and cloakroom. Upstairs are two well-proportioned bedrooms and a traditional-style bathroom with freestanding roll-top bath.

Outside, the property benefits from mature and established gardens, with gravelled parking and access to a detached garage. A fantastic range of substantial outbuildings, workshops and sheds provide approximately 333 sq ft of additional space, offering excellent storage and potential for hobbies or home working, subject to any necessary consents.

The rear garden enjoys an attractive outlook across neighbouring fields and open countryside, creating a wonderful rural backdrop.

Situated in the sought-after village of Sparsholt, the property is within easy reach of Wantage and its extensive range of amenities, whilst surrounded by beautiful Oxfordshire countryside.

Viewings are highly recommended to truly appreciate this beautiful home.

EPC Rating E
Council Tax Band C

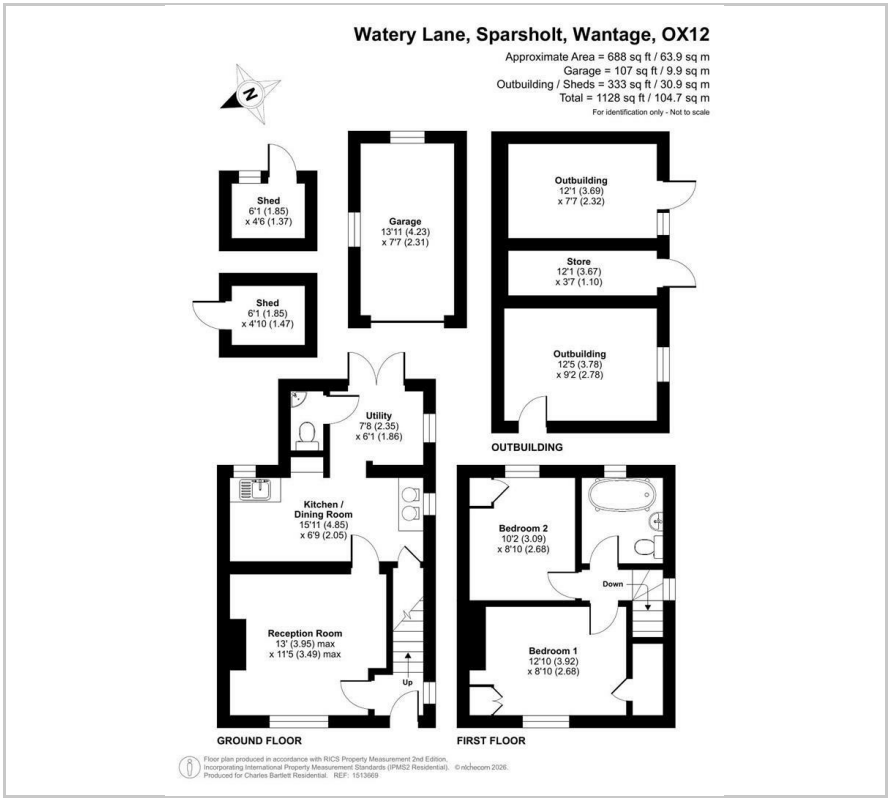
- Charming two-bedroom period cottage
- Sought-after village of Sparsholt
- Beautiful open countryside view
- Characterful reception room with original cast-iron fireplace
- Traditional kitchen/dining room with Aga
- Mature and established gardens
- Extensive outbuildings, workshops and sheds
- Detached garage and gravelled driveway parking

Viewing

Please contact our Charles Bartlett Residential Office on 07939 496551
if you wish to arrange a viewing appointment for this property or require further information

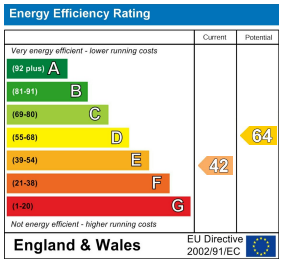
2 1 1 E

Floor Plan



Area Map

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

The Newt, Denchworth Manor Hyde Road, Denchworth, Oxford, OX12 0DX
Tel: 07939 496551 Email: charles@charlesbartlett.co.uk www.charlesbartlett.co.uk