

west

THE PROPERTY CONSULTANCY

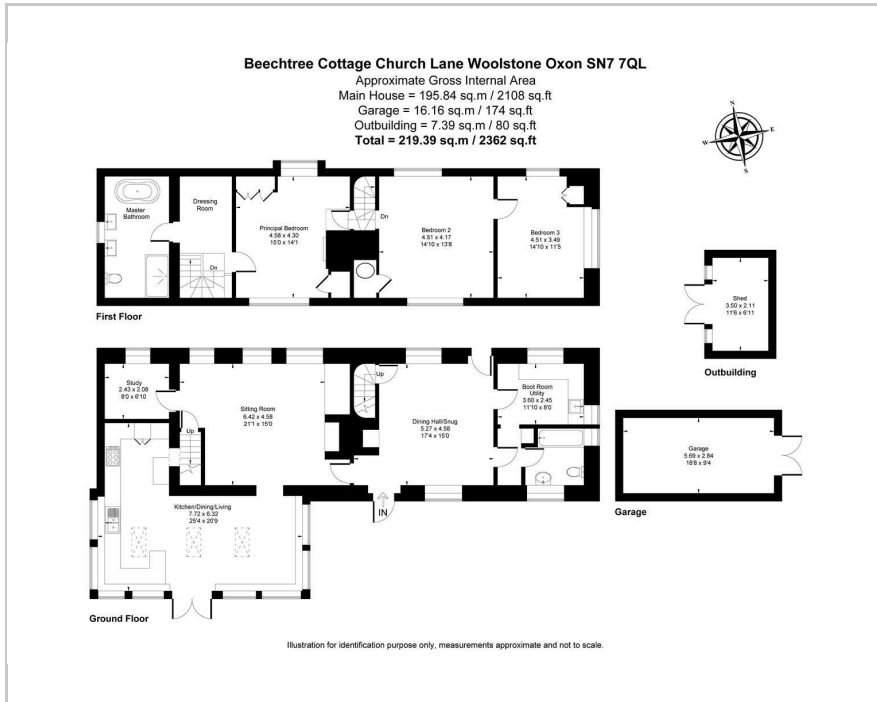


Beech Tree Cottage Church Lane, Woolstone, SN7 7QL

Guide Price £950,000



## Floor Plan



## Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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A STUNNING DETACHED CHALKSTONE COTTAGE IN THE MOST DELIGHTFUL DOWNLAND VILLAGE AT THE FOOT OF WHITE HORSE HILL. 3 Bedrooms, 2 Bathrooms, 2 Reception Rooms, Study, Gorgeous Kitchen/Living Room looking south onto the garden, Utility/Dog Room. Single Garage, Oil Central Heating, Air Con/Heating in Kitchen, Listed Grade 2. Sunny South Facing Garden with Shed. Ample Driveway Parking.

NO ONWARD CHAIN

- Stunning Detached Cottage in Idyllic Downland Village
- 3 Bedrooms, 2 Bathrooms, 3 Reception Rooms
- Circa 0.34 Acre plot with Large South Facing Garden
- Fabulous Modern Oak Framed Kitchen/Dining/Living
- At the Foot of The Downs & The Ridgeway, under White Horse Hill
- A 2 minute walk to the thatched pub, The White Horse Inn
- Close to the little 12th Century Church
- Village Shop within circa 1.5 miles
- Fabulous walking, riding, cycling countryside
- Garage, Ample Parking & EPC-D

**DIRECTIONS:** From Wantage take the B4507 Swindon/Ashbury road that runs along the foot of The Downs. After about 2.5 miles continue straight on at the Childrey Holloway crossroads. After about 5 miles you will pass close to White Horse Hill on your right. Turn right sign posted to Woolstone and drop down into the village. Before you reach the pub turn right into Church Lane and Beechtree Cottage will be the first driveway on your right. What3words:///tidying.spud.shippers



Energy Efficiency Rating		Current	Potential
More energy efficient = lower ranking costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	13-38		
G	1-12		
More energy efficient = higher ranking costs			
England & Wales		70	57
EU Directive 2002/91/EC			