

west

THE PROPERTY CONSULTANCY



Poppy Cottage 21 North Fawley, Nr Wantage, OX12 9NJ

Guide Price £325,000



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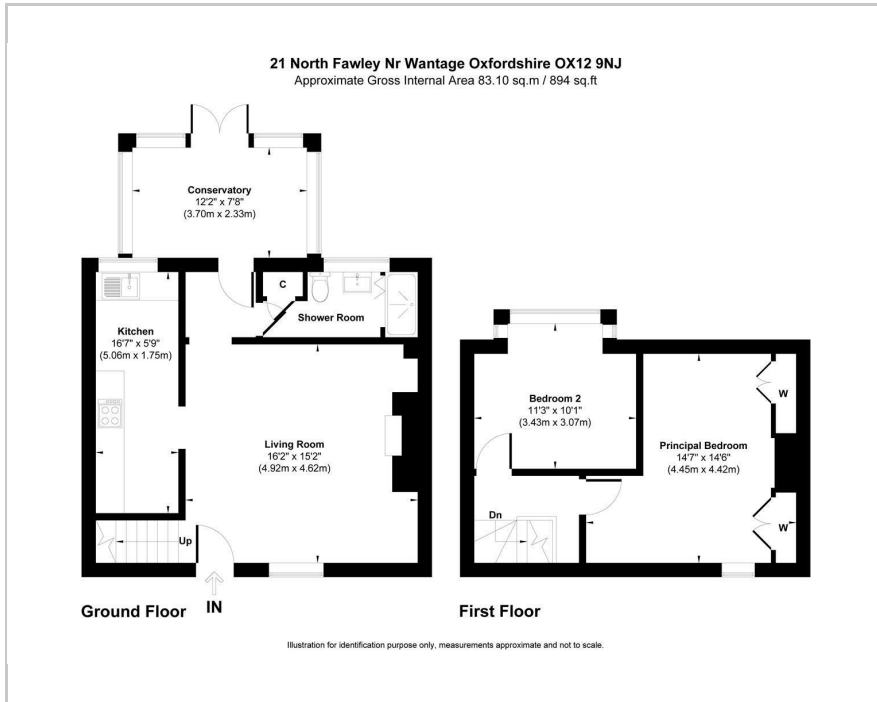


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Floor Plan



Area Map



A RARE OPPORTUNITY TO ACQUIRE A 2 BEDROOM COTTAGE IN THIS PEACEFUL HAMLET HIGH ON THE DOWNS. LARGE GARDEN (c.100ft) SITTING ROOM with open fire, CONSERVATORY, DOUBLE GLAZING, OIL CENTRAL HEATING AND DRIVEWAY PARKING FOR 2 CARS

- Tranquil Village Setting
- High on The Downs
- 2 Generous Bedrooms
- Sitting Room with open fire
- Conservatory
- Large Garden - circa 100ft in length
- Private Driveway Parking for 2 Cars
- Double Glazing
- Oil Central Heating
- Broadband with speeds up to 500 Mbps available

DIRECTIONS: From Wantage Market Place take the A338, Newbury St, sign posted to Hungerford and Newbury. At the traffic lights proceed straight on on the A338 towards Hungerford for 4.5 miles and then turn right sign posted to North Fawley. In the centre of the village continue straight on and the driveway will be found on your left hand side 75 metres after passing the Social Club and the turning for South Fawley.
What3words:///influence.cupcake.skylights



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - best ranking class			100
A	92-100		
B	81-91		
C	69-80		
D	55-68	55	
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - lower ranking class			
England & Wales EU Directive 2002/91/EC			