

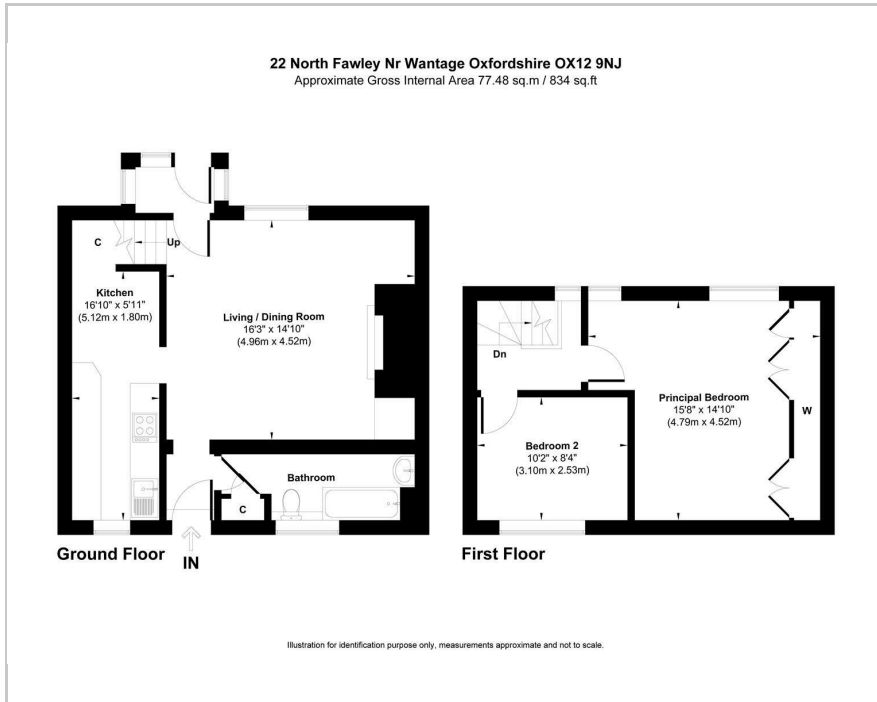


Bluebell Cottage 22 North Fawley, Wantage, OX12 9NJ  
£325,000

2 1 1 E

A set of four white icons on a green background. From left to right: a bed icon with the number '2', a bathtub icon with the number '1', a sofa icon with the number '1', and a menu icon (three horizontal lines) with the letter 'E'.

## Floor Plan



## Area Map



THIS 2 BEDROOM COTTAGE IS A VERITABLE GEM 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

- The Perfect Rural Idyll
- Large Garden (South East) circa 100 ft
- 2 Good Bedrooms
- Beautifully Presented Accommodation
- Well Proportioned Sitting/Dining Room with wood burning stove
- Fitted Kitchen
- Bathroom
- Double Glazing & Electric Heating
- Broadband with speeds up to 500 Mbps available
- Driveway Parking for 2 cars

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.

216 Banbury Road, Oxford, OX2 7BY

Tel: 01865 510000 Email: oxford@west-tpc.co.uk <https://www.west-tpc.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - Super-savings class	A		
Energy efficient - Better-savings class	B		
Decent energy efficiency - Standard-savings class	C		
Some energy efficiency - Lower-savings class	D		
Low energy efficiency - Higher-savings class	E		
Very low energy efficiency - Lower-savings class	F		
Very low energy efficiency - Higher-savings class	G		
Energy Efficiency Rating		87	83
England & Wales		EU Directive 2002/91/EC	