

GREEN &
co



£275,000 10 Hill View, Kingston Lisle, Wantage, Oxfordshire, OX12 9QN, UK

Freehold

Set within this highly sought-after downland village and enjoying a truly stunning semi-rural location, this smartly presented two-bedroom terraced bungalow offers an enviable blend of comfort, convenience and location. The accommodation is thoughtfully arranged and begins with a welcoming entrance hall that leads through to a bright and well-proportioned front aspect sitting room. To the rear, the fitted kitchen/breakfast room provides an ideal space for everyday dining and opens directly into a useful utility room. Two comfortable bedrooms and a modern shower room complete the internal layout, making the property particularly well suited to downsizers, retirees or those seeking single-storey living in a peaceful setting. Outside, the rear garden is designed for ease of maintenance and enjoyment, laid mainly to patio with gated rear access and complemented by a substantial brick-built shed, ideal for storage or hobbies.

what3words. w3w.co/printout.airfields.awoken.

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>. If Rightmove has deleted this link, please click on the attached PDF brochure and follow the link provided there.

Utilities. All mains services are connected with the exception of gas.

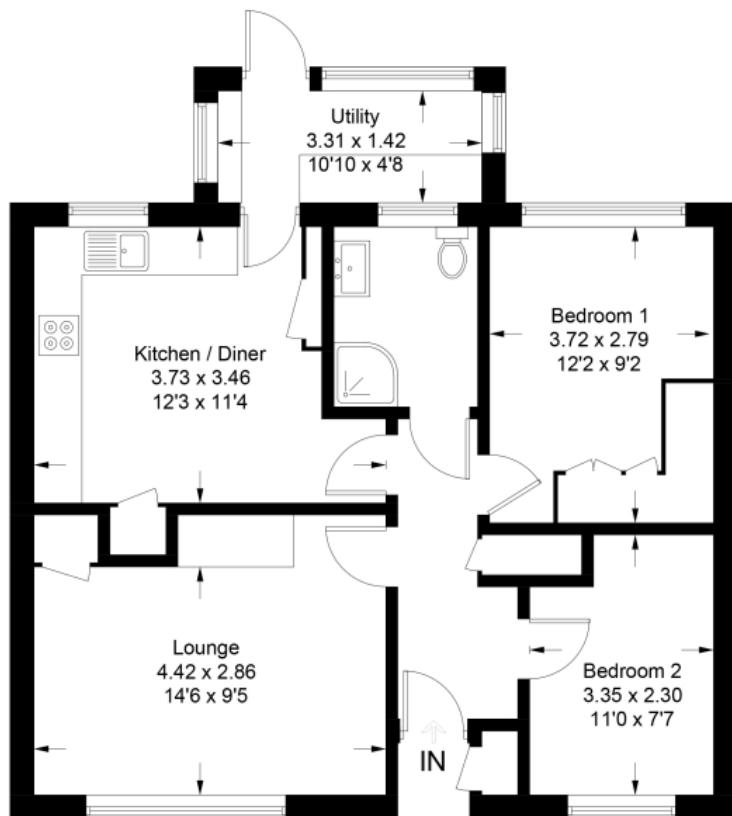
Heating Type. Electric storage heating and wood burner.

Location. This traditional village is situated in an area of outstanding beauty at the foot of the Blowing Stone Hill and the edge of the beautiful, unspoilt rolling Lambourn downs, over which the pre-roman Ridgeway path runs. Kingston Lisle is just one and a half miles from Uffington, home of the famous White Horse, the oldest hill carved horse in the country. Whilst the friendly locals within the village form the heart of the community, village life centres around the Village Hall, church, and children's playground which run regular events and gatherings for villagers and visitors alike. The village is just a short drive from the historic Market Town of Wantage where one finds Sainsbury, Waitrose, other independent and high street retailers, excellent schools for all ages, and all of the facilities one associates with such picturesque places.



10 Hill View, Kingston Lisle, Wantage, OX12 9QN

Approximate Gross Internal Area = 64.5 sq m / 694 sq ft
(Excluding External Cupboard)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
FourLabs.co © (ID1272493)

GREEN &



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.