

**GINGE FARM COTTAGE, GINGE, WANTAGE, OXFORDSHIRE,
OX12 8QS**

- Three bedroom semi-detached
- Tranquil village location
- Garage and driveway parking
- EPC D
- Wrap around garden
- Recently modernised

£1,600 per month + permitted payments *

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE ABINGDON BRANCH ON 01235 526907



davistate.com

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.



PROPERTY DESCRIPTION

Three-bedroom semi-detached family home set in the heart of the desirable village of Ginge. This property is unfurnished with white goods included. Benefitting from off road parking, gated entrance and a wrap around garden. EPC D.

LOCAL INFORMATION

Wantage is an attractive market town renowned for its association with King Alfred the Great. Situated at the foot of the ancient Ridgeway trail and Lambourn Downs and offering a comprehensive range of amenities and organisations as well as the popular weekly market in the square itself and regular farmers' market.

There is also a good selection of primary and secondary education within the town itself in addition to the Abingdon and Oxford schools.

Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot is situated to the east with a main line train station to London (Paddington c.45mins).



ACCOMMODATION

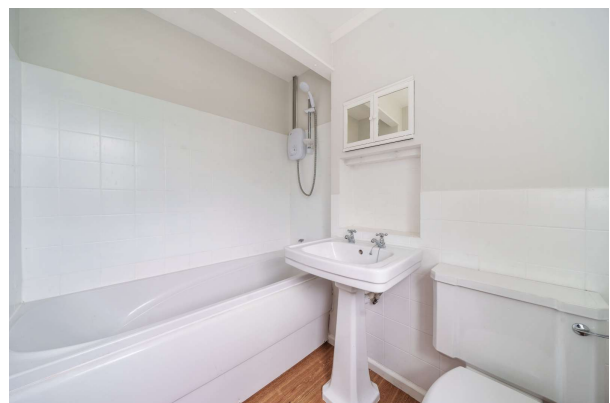
The accommodation comprises a hallway to the front aspect living room with an open fire, followed by a kitchen diner to the rear to include white goods, downstairs cloakroom and utility room. On the first floor the main bedroom has built in wardrobes, there are two double bedrooms and a family bathroom.

OUTSIDE SPACE

Externally the property has driveway and garage parking and a front garden laid to lawn, secured with a private gate. To the rear of the property there is a private, wrap around garden to include a shed.

LOCAL AUTHORITY and SERVICES

Vale of White Horse District Council. Council tax band D. EPC D. Oil fired heating. Private water supply



IMPORTANT NOTICE

* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

DISCLAIMER

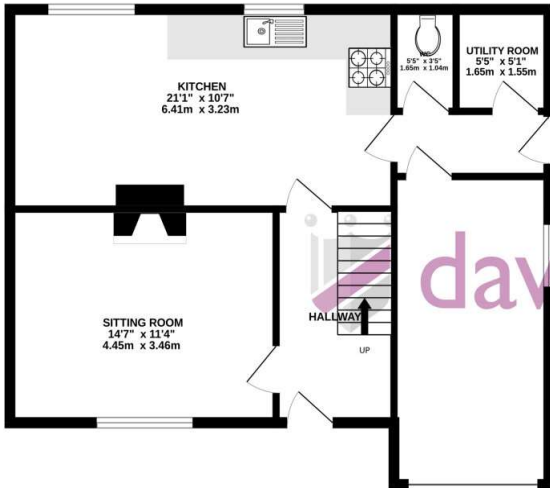
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

REFERRAL FEES

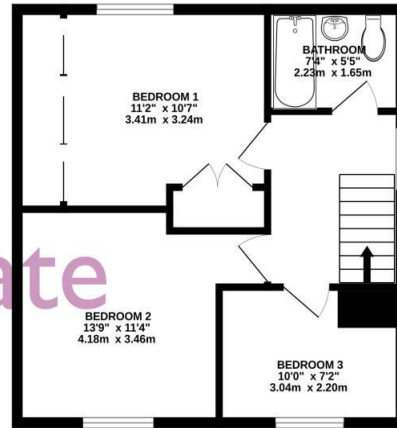
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.



GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2023