



Mill Cottage, Locks Lane, Wantage, Oxfordshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Mill Cottage, Locks Lane, Wantage, Oxfordshire OX12 9EH

A beautiful period house with a stunning garden, and period barn, in a green oasis in the heart of Wantage

Wantage town centre 0.6 miles, Didcot Parkway mainline station 10 miles, M4 (Jct 13) 13 miles, Newbury 14 miles, Oxford 15 miles, Heathrow Airport 55 miles

Reception hall | Drawing room | Sitting room | Study | Kitchen | Office | Utility room | Cloakroom | 3 Bedrooms | Family bathroom | Shower room | Studio | Workshop | Store | Garden | EPC Rating - E

Approximately 0.5 acres

The property

The property was for many centuries, part of the Mead, a large neighbouring property, once owned by John Betjamen. The first mention of the barn at Mill cottage, is in 1683 with a reference to the development of a cloth making factory adjacent to Letcombe Brook, a rare chalk stream. The brook provided water that was essential in the manufacturing process. Mill Cottage, which was a workers cottage, judging by the date inscribed on one of the bricks in the wall, dates from 1763. In the 1960's Mill Cottage was extended and enhanced by Oliver Ford who was decorator to The Queen Mother.

Mill Cottage today, is a charming, detached home, offering almost 2000 sq. ft of well-presented accommodation arranged over two light-filled floors. The main ground floor reception room is the dual aspect drawing room with its attractive open fireplace, high ceilings

and lovely French doors, affording views across the splendid garden. There is also a comfortable sitting room and a study for home working, while the spacious entrance hall is also ideal for use as a dining room. The kitchen features terracotta floor tiles, fitted units to base and wall level, as well as integrated appliances and a breakfast bar. The office has separate access via the back door and the Utility room contains a Worcester Bosch combi boiler installed in December 2023. Upstairs, the galleried landing has original timber beamwork overhead and leads to three double bedrooms, all of which benefit from built-in storage. The first floor also has a family bathroom and a separate shower room.

Outside

The house sits in a beautiful garden with pristine rolling lawns, mature specimen trees and well-kept shrubs and hedgerows. There are also mixed borders planted with year round interest. Additionally, the paved patio provides space for al fresco dining, with the tranquil waters of Letcombe Brook running along the boundary. Parking is available at the front on the gravel driveway, where there is also a period barn with huge potential consisting of a studio, a workshop and a store, as well as a covered passageway which could be used as a carport.

Location

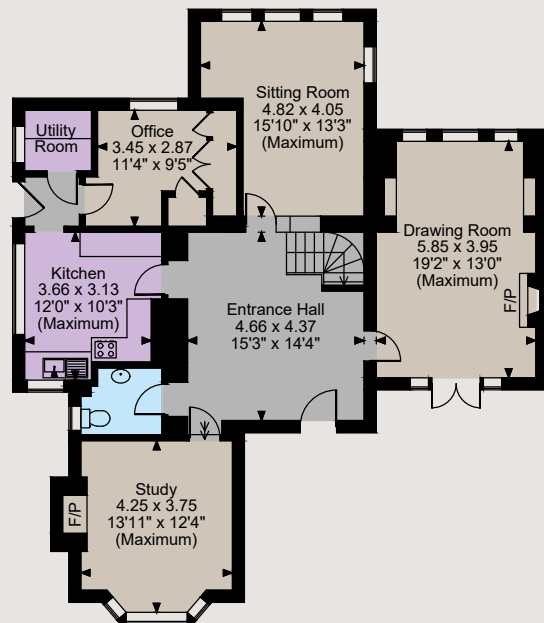
The historic market town of Wantage is set in a convenient position within easy reach of the large surrounding towns and cities of Newbury, Didcot, Oxford and Swindon, and on the edge of the stunning countryside of the North Wessex Downs Area of Outstanding Natural Beauty. The town itself is a charming setting, with its narrow streets and market square, and provides plenty of everyday amenities, including a variety of shops, supermarkets, leisure facilities, pubs and restaurants. There is an excellent choice of schools in the area including Cothill, Cokethorpe, The Manor Prep, St Hugh's, Radley College and Abingdon. The town is well-connected by road, with the M4 within easy reach, and mainline rail services available at Didcot Parkway station,



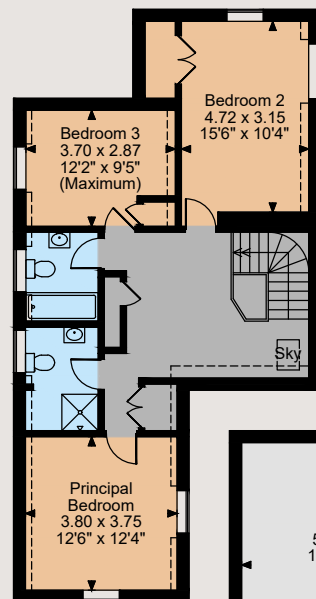


Floorplans

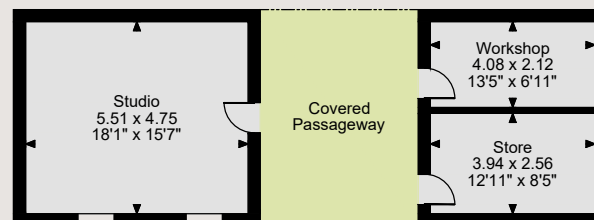
House internal area 1,957 sq ft (182 sq m)
 Studio internal area 282 sq ft (26 sq m)
 Workshop & store internal area 209 sq ft (19 sq m)
 Total internal area 2,488 sq ft (227 sq m)
 For identification purposes only.



Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

On entering Wantage, set satnav to Ham Road. Once in Ham Road, set satnav to Locks Lane. Once in Locks Lane, go around the left hand side of the ford at the bottom of the hill. Take the footpath on the left. Mill Cottage is on your right.

OX12 9EH

What3Words: ///quail.thumps.catchers

General

Local Authority: Vale of Whitehorse

Tel: 01235 422422

Services: Gas central heating, mains electricity, water and drainage.

Council Tax: Band G

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Tenure: Freehold

Guide Price: £1,100,000

Newbury

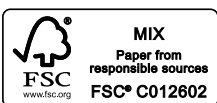
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