



29 Lapwing Lane, Watchfield, SN6 8RS
Guide Price: £475,000

richard james

Village & Country Homes



Lapwing Lane | Watchfield

FREEHOLD

Council Tax Band - F | EPC Rating - C

 4  2  2

Nestled in the sought-after village of Watchfield, this beautifully presented four-bedroom detached home offers an ideal setting for family life. With a thoughtfully designed layout, generous living spaces, and a detached double garage, this property provides both comfort and convenience.

The ground floor features a bright and airy reception room, perfect for relaxing or entertaining, with a charming bay window allowing in plenty of natural light. The open-plan kitchen and dining area is the heart of the home, boasting modern fittings and direct access to the garden—ideal for family meals and social gatherings. A separate office space provides a dedicated work-from-home environment, while a utility room and downstairs WC add to the practicality of the home.

Upstairs, four well-proportioned bedrooms offer comfortable accommodation, including a spacious principal bedroom with bay window detailing. The additional bedrooms are equally inviting, and the modern family bathroom ensures convenience for all.

Externally, the property benefits from a generous private garden, ideal for outdoor activities and summer entertaining. The detached double garage and driveway provide ample parking and storage options.

Situated in a peaceful yet well-connected location, this home is within easy reach of local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

Gas Central Heating, Mains Water & Drainage, UPVc Double Glazing throughout and Mains Electricity.

Estate Management Charge = £336.82 per annum.



Residents of Watchfield have access to essential services, shops, and dining options within the village. The village also boasts a primary school, Watchfield Primary School, catering to local children. For community events and activities, the Watchfield Village Hall serves as a central hub. Additionally, the nearby village of Shrivenham offers further amenities, including a variety of local shops, cozy cafes, traditional pubs, and a doctors' surgery.

The area is also known for its beautiful countryside, providing opportunities for outdoor activities such as walking and cycling.



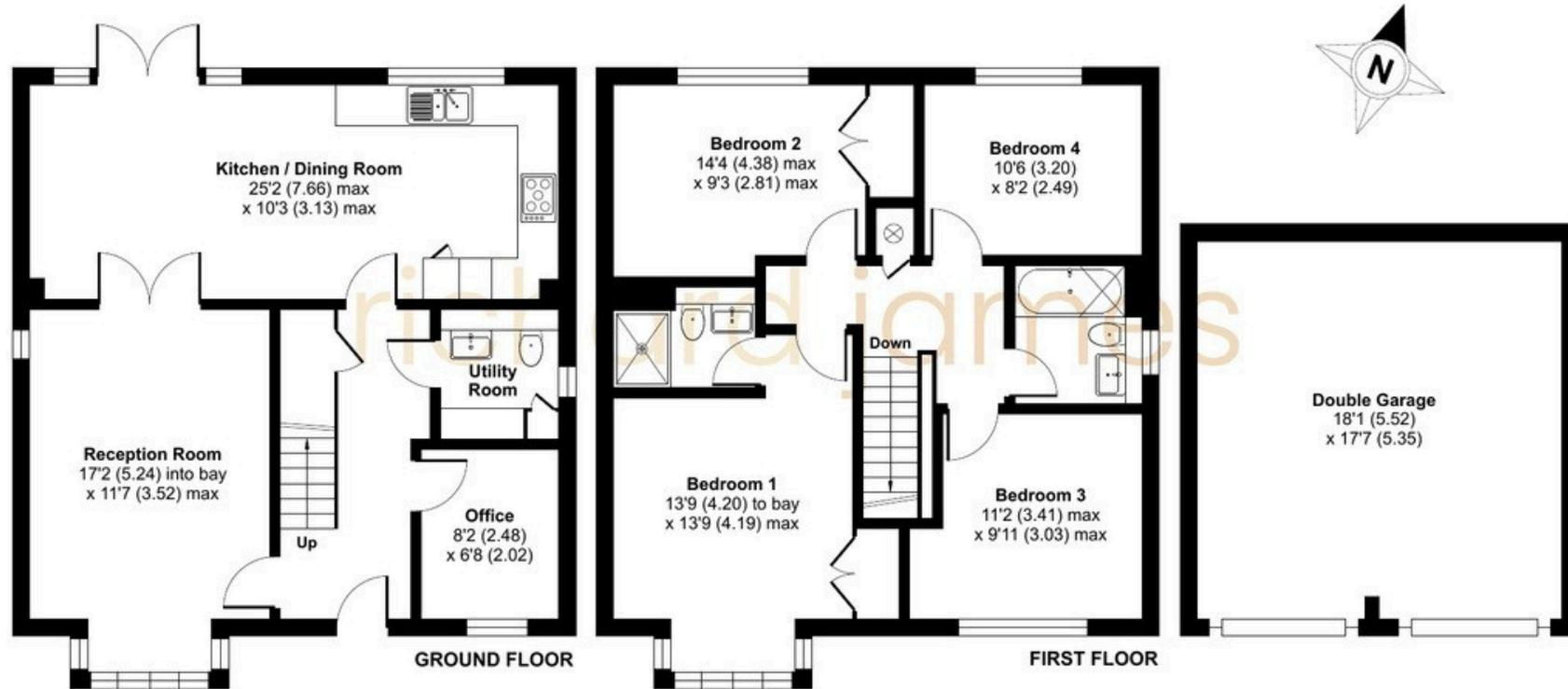






Floorplan

Approximate Area = 1337 sq ft / 124.2 sq m
Garage = 318 sq ft / 29.5 sq m
Total = 1655 sq ft / 153.7 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Richard James Estate Agents Ltd. REF: 1256983

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