

GREEN &
CO



11 Whitfield Gardens
East Hanney, Wantage, Oxfordshire OX12 0FO

11 Whitfield Gardens, East Hanney, Wantage, Oxfordshire OX12 0FQ

A newly built four bedroom detached family home positioned in the popular village of East Hanney. This small development was constructed by Lagan Homes in 2017, offering modern and stylish living which is light and spacious throughout. This property benefits from two ensuite bathrooms, a large west facing garden, garage and off road parking.

The property comprises, large entrance hall, double aspect sitting room with double doors leading to a spacious open plan modern kitchen/dining room, French doors onto patio from both dining and sitting room. A study, utility room and a cloakroom completes the ground floor. Upstairs consists of four double bedrooms, two with en suite bathrooms along with a modern family bathroom. Outside there is a driveway offering off road parking, a garage and a large west facing garden to the rear.

East & West Hanney are attractive Oxfordshire villages benefiting from good communication links to Wantage and beyond, with Didcot Parkway approx. 9 miles away, Oxford around 12.5 miles distant and Swindon approximately 17 miles off. There are regular bus services to central Oxford, stopping opposite Alfred's Place adjacent to Ashfields Lane, with a crossing straight to the bus stop. Featuring two public houses The Black Horse & The Plough, which is now owned by many local residents and both Indian & Italian Restaurants, these thriving communities also boast a community shop, tennis, football, bowls and cricket clubs and a busy social scene. Village life is enhanced by excellent access to the beautiful surrounding Oxfordshire countryside, for ramblers and cyclists alike. In this modern age the village website; <http://www.thehanneys.org.uk/> is a superb medium to integrate in to all that these lovely villages have to offer.

TENURE: Freehold

DIRECTIONS: Leave Wantage Market Place via Wallingford Street and at the roundabout turn left onto the A338 in the direction of Oxford. Continue for approximately 4 miles to the village of East Hanney taking the first turning on the right hand side onto the Steventon Road. Whitfield Gardens is the second turning on the left. Number 11 can be found on the left hand side and identified by the Green & Co. For Sale board.





First Floor

Bedroom 1	3621 x 2986 mm 11' 10" x 9' 9"
Ensuite	
Bedroom 2	4760 max x 4284 max mm 15' 7" max x 14' 0" max
Ensuite	
Bedroom 3	3563 max x 2817 min mm 11' 8" max x 9' 2" min
Bedroom 4	3904 x 2678 mm 12' 9" x 8' 9"
Bathroom	

Please note bedroom 2 has reduced ceiling height.



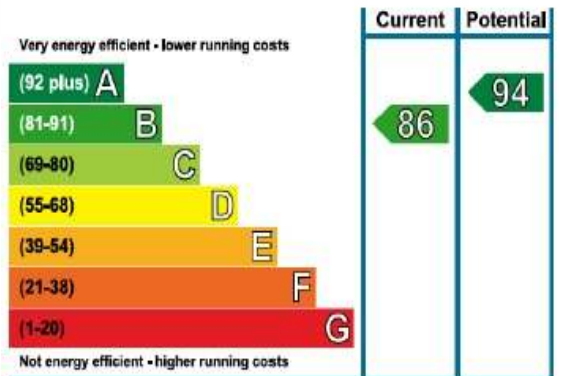
Ground Floor

Living	7003 x 3597 mm 22' 11" x 11' 9"
Kitchen Area	4451 x 3178 mm 14' 7" x 10' 5"
Dining Area	2852 x 2542 mm 9' 4" x 8' 4"
Study	2874 x 1810 mm 9' 5" x 5' 11"
Cloaks	

The plans are not to scale. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture.



Energy Efficiency Rating



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DATA PROTECTION ACT 1998

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