



Dandridge Close, East Hanney, OX12 0FH

£760,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Meticulously built to a high specification by Earley Builders an executive detached house on a site of just two dwellings within the pretty village of East Hanney.

Located toward the end of a private development this four bedroom detached house has an array of high specification features including Elements bespoke kitchen with Neff integrated appliances, Quartz kitchen worktops, Quooker tap, underfloor heating on the ground floor and Cat 6 cabling to mention a few.

Built by Earley Builders in 2023 the property has been expertly built to a high degree of care and precision to ensure the highest of quality upon completion for the new owners.

Developers contribution towards stamp duty up to £25,000

Some material information to note: Freehold house. Air source heat pump system. Mains water, mains electrics and mains drains. The property has allocated parking and double garage. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a low risk for flooding postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Air source heat pump system with underfloor heating to ground floor
- Hepa filtered mechanical ventilation heat recovery system throughout the property
- Feed for easy installation for EV charging point to the front of the property
- Two en-suites and built in wardrobes to the two largest bedrooms
- Estate Management Charge: £100 per annum approximately
- Double garage

The Location

The Hanney Villages benefit from local pubs restaurants village shop Churches St James C of E primary school and pre-school. The town of nearby Wantage offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. The village is well served by communications with access to the A34 connecting to the M4 in the south and the M40 in the north. A mainline station at Didcot Parkway (c.9 miles) offers a fast service to London Paddington c. 40 minutes. The local area is renowned for its excellent choice of schools including Abingdon School St Helen & St Katherine St Hughs Preparatory school and Radley College

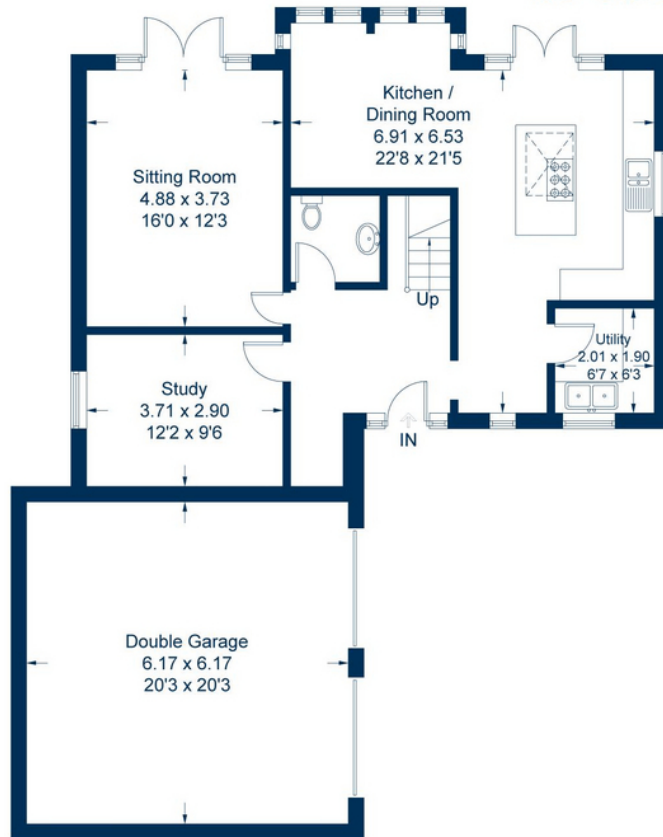


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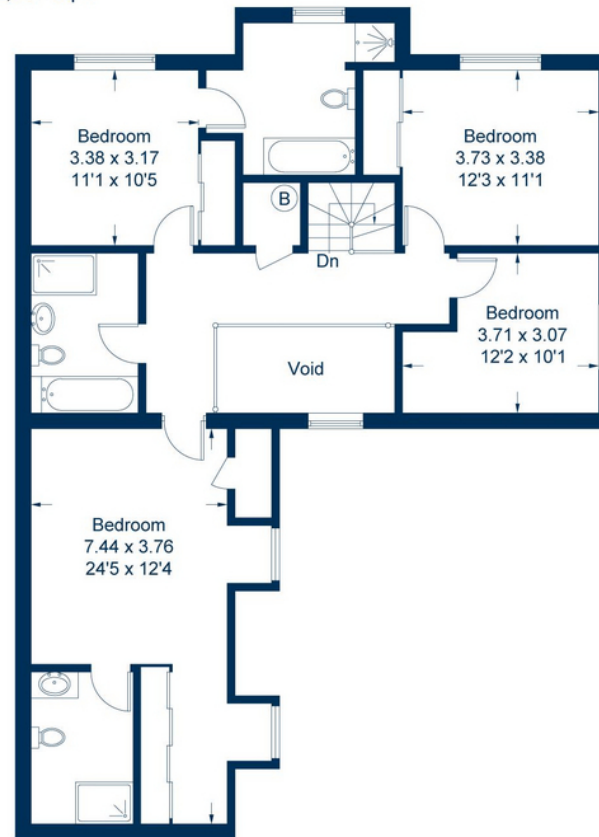
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Approximate Gross Internal Area
Ground Floor = 81.2 sq m / 874 sq ft
First Floor (Excluding Void) = 100.4 sq m / 1,081 sq ft
Garage = 38.3 sq m / 412 sq ft
Total = 219.9 sq m / 2,367 sq ft



Ground Floor



First Floor

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.

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