



4 Winter Lane

West Hanney, Oxfordshire, OX12 0LF

4 Winter Lane, West Hanney, Wantage, Oxfordshire, OX12 0LF

An extended four bedroom house measuring approximately 1500 sq ft situated in the wonderful village of West Hanney, Oxfordshire.

The Property

This spacious house boasts an entrance hall, a bright and airy sitting room with a working fireplace, a wonderful open plan kitchen dining room with access to the rear garden, there is also a generous study room which can also be used as a bedroom with access to a downstairs shower room.

On the first floor there are four good sized bedrooms, with the principal bedroom having an ensuite and there is a further family bathroom.

To the front of the property is a large gravel drive providing ample parking, a garage with power and light. There is side access to the rear garden which is over 70 ft long with a patio area, lawn and several mature shrubs. There is also a shed.

The Location

West Hanney is a beautiful and popular village situated just to the north of Wantage and adjacent to East Hanney. The Hanney villages benefit from local pubs, restaurants, village shop, post office, 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. There are excellent communication links via the A34 with the M40 in the north and the M4 in the south. Didcot c. 9 miles offers a fast service to London Paddington c. 40 minutes.





- Four bedroom house
- Approximately 1500 sq ft
- Generous sitting room with a fireplace
- Open plan kitchen/dining room
- Study/ second reception room
- Three shower/bathrooms
- Garage and ample driveway parking
- Large garden
- Village location
- EPC Rating: C
- Council Tax: D
- Tenure: Freehold

Guide Price £550,000

Approximate Gross Internal Area
Ground Floor = 70.4 sq m / 758 sq ft
First Floor = 53.9 sq m / 580 sq ft
Garage = 15.0 sq m / 161 sq ft
Total = 139.3 sq m / 1,499 sq ft



**THOMAS
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SALES LETTINGS

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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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