



Ardington House, 2 St. James Way
West Hanney, Oxfordshire, OX12 0FN

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Ardington House is a beautifully designed five bedroom detached family home built in 2016 and situated on a quiet private road within the beautiful village of West Hanney.

The House

Upon entering the house, you have a bright and airy entrance hall which has a beautiful oak staircase with a number of South West facing windows flooding the space with natural light. Off the hallway is a generous WC, study room, triple aspect 21 ft sitting room with woodburning stove, built in shelving and two French doors onto the rear garden. The kitchen/dining/family room stretches over 29 ft and has French doors onto the rear garden and patio area which is perfect for entertaining, there is a wonderful island and integrated Neff appliances, 3 ovens, full height fridge & freezer, coffee machine, microwave, plate warming drawer, an induction hob and water softener. The kitchen sink also has a filtered and instant hot water tap. There is a separate utility room with a washing machine and tumble dryer which doubles as a boot room and provides side access.

As you walk up the stairs there is a galleried landing, the principal bedroom has a vaulted ceiling and overlooks the rear garden and has a stylish four piece ensuite bathroom. The remainder of the floor is made up of four double bedrooms all with beautiful ensuites.

To the front of the property a walled boundary with a number of mature shrubs providing privacy. There is a double garage and studio above which is accessed via a staircase on the side. The walled garden is South East facing and provides sun throughout the day. It's extremely private with a hedge row to the rear boundary, a number of small trees, and a patio sitting area with a pagoda to the rear of the plot which is slightly raised and is perfect for the evening sun. There is also a storage shed.

Services

Mains water, drainage & gas





Key Features

- A barn style five bedroom detached house
- Measuring approximately 3600 sq ft
- Triple aspect sitting room with wood burning stove
- Open plan kitchen/dining/family room
- Downstairs WC and separate utility room
- Study
- Five stylish shower/bathrooms
- Double garage with studio above
- Gas central heating
- EPC Rating B
- Council Tax Band: G
- Tenure: Freehold



'A beautifully created home by a luxury builder who has captured both modern and character in this barn style detached house.'

Charlie Jones – Director





The Location

The property is situated on the edge of a conservation area and makes up a small exclusive development of high-end homes built by Sweetcroft Homes. West Hanney is a beautiful and popular village situated just to the north of Wantage and adjacent to East Hanney.

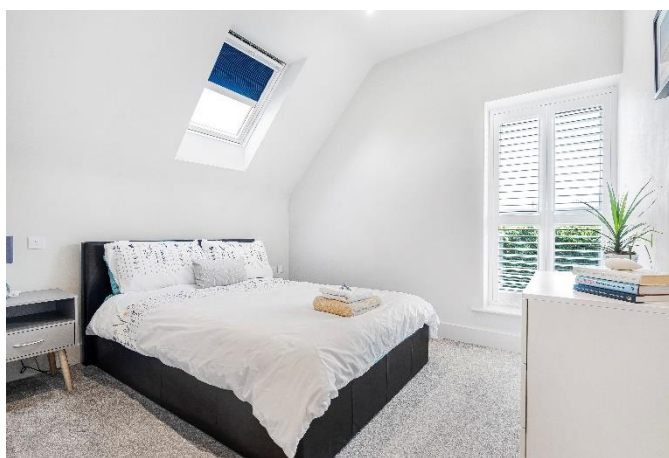
The Hanney villages benefit from local pubs, restaurants, village shop, post office, Churches, St James C of E primary school and pre-school. The town of nearby Wantage offers schooling for all ages, a range of shopping and leisure facilities, as well as a market on a Wednesday and Saturday.

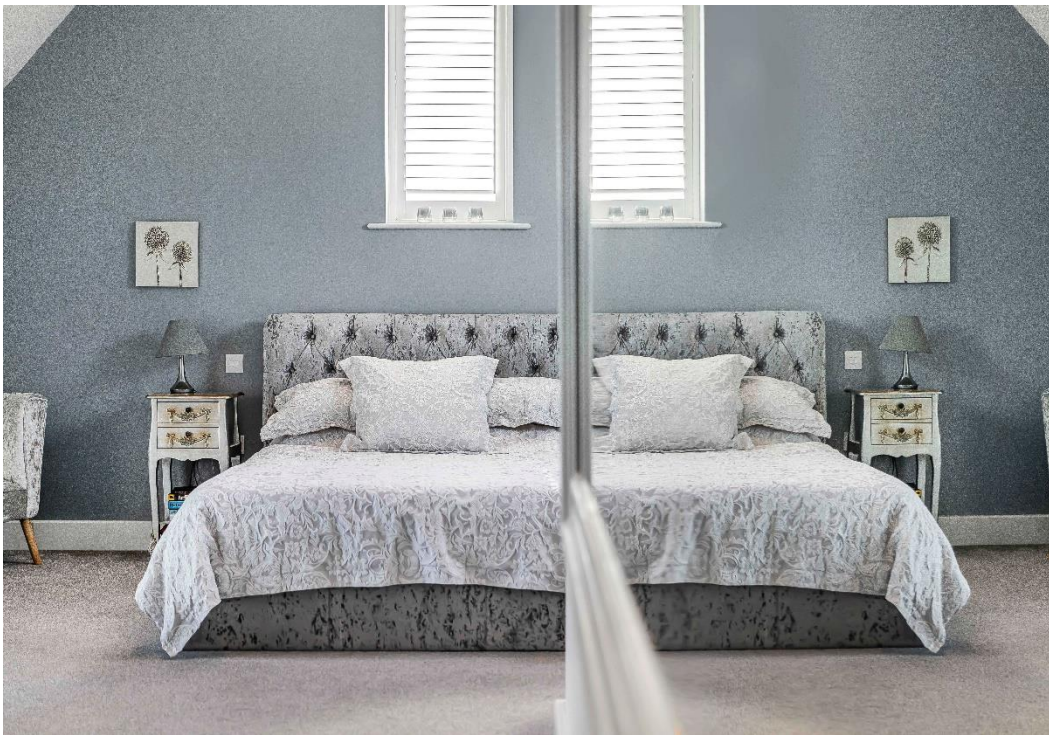
Locally there is an array of excellent walks, riding routes and sports facilities such as Frilford Heath Golf Club and Newbury Racecourse.

It is also 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.

Guide Price - £1,395,000





Approximate Gross Internal Area 3616 sq ft – 336 sq m
 Ground Floor Area 1544 sq ft – 143 sq m
 First Floor Area 1484 sq ft – 138 sq m
 Garage Ground Floor Area 369 sq ft – 34 sq m
 Garage First Floor Area 219 sq ft – 21 sq m



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