



Winter Lane, West Hanney, OX12 0LF

£575,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A stunning four bedroom home located at the very heart of the idyllic South Oxfordshire village of West Hanney and presented in immaculate order.

Having been extended and extensively modernised the versatile accommodation comprises entrance hall, to the right a bright sitting room with a built in bay window seat and log burning stove. At the rear of the property is a stunning kitchen / dining / family room which has floor to ceiling windows with views over the rear garden and velux windows allowing the room to flood with natural light, ideal for entertaining with a large island unit and modern shaker style kitchen. A further utility room with door to the side and a cloakroom.

To the first floor are three double bedrooms of which the master benefits from an ensuite shower room and further single fourth bedroom, a contemporary family bathroom with separate shower and free standing bath.

Outside gated access leads to ample driveway parking, a garage with power, light and personnel door, side access leads to rear garden which is certainly a real feature of this fabulous property extending to 78' with a large patio area, lawn and summer house.



Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. The property has driveway parking. 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 flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.



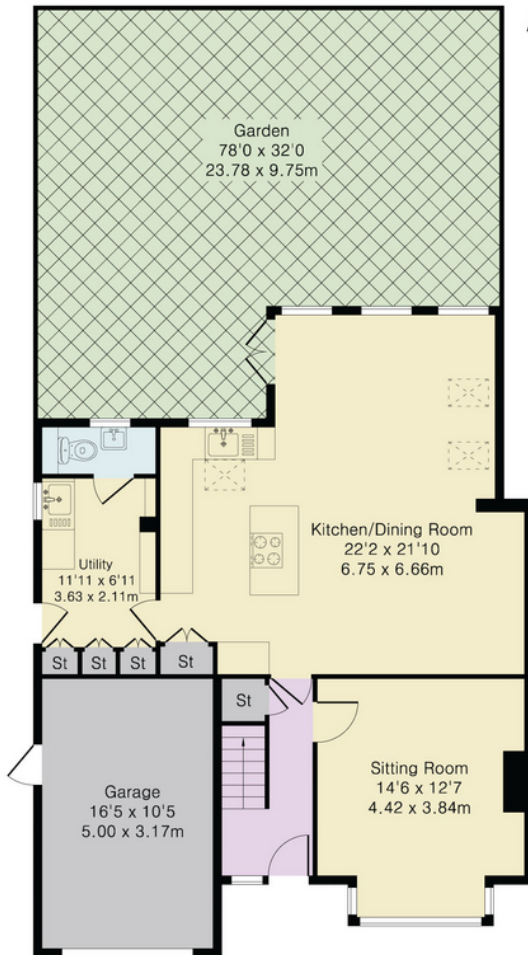
Key Features

- Four bedroom village home
- Large kitchen / dining / family room with vaulted ceiling
- Master bedroom with ensuite shower room
- Gated driveway parking
- Garage
- Sitting room with log burning stove
- Gas central heating
- 72 x 32' rear garden with summer house
- Utility and cloakroom
- Council tax band: D, EPC rating: tbc

The Location

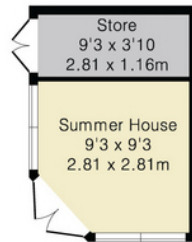
West Hanney is a beautiful and popular village situated just to the north of Wantage and adjacent to East Hanney. The Hanney villages benefit from local pubs restaurants village shop post office Churches St James C of E primary school and pre-school. The town of nearby Wantage offers schooling for all 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.



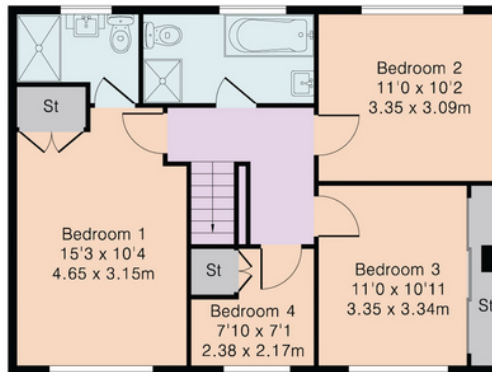


Ground Floor

Approximate Gross Internal Area 1691 sq ft – 157 sq m
 Ground Floor Area 948 sq ft – 88 sq m
 First Floor Area 626 sq ft – 58 sq m
 Outbuilding Area 117 sq ft – 11 sq m



Outbuilding



First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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