



Church Street, East Hendred, OX12 8LA

£599,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

The Property

Croft Barn is a fantastic example of how to convert a former barn into a glorious home. This spacious property comprises an entrance hall, a stylish family bathroom and two generously sized bedrooms, one with French doors overlooking the pretty rear garden. Off of the hallway is a glorious vaulted sitting dining room with exposed beams that measures over 23 ft long. This room has four skylights several windows across two sides and French doors which allow natural light to fill the room. There is a beautiful fireplace and a working wood burning stove. The bright and airy kitchen was recently renovated and is also vaulted with exposed beams with a range of appliances and base and eye level units. The kitchen leads you onto the conservatory and rear spacious garden

To the front of the house is a large graveled driveway with parking for at least 4 cars. The rear garden is extremely private and is made up of patio and lawn areas with several flower beds and bushes.

Some material information to note: Freehold property. Oil central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most major providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property. The start of the driveway is joint access.





Key Features

- Charming barn conversion
- Stunning sitting/dining room
- Vaulted ceilings
- Exposed beams
- Recently renovated kitchen
- Two double bedrooms
- Driveway with ample parking
- Generous rear garden
- Beautiful village location
- EPC Rating D, Council Tax Band E



The Location

East Hendred is a beautiful picturesque Tudor village located at the foot of the Ridgeway Downs situated between Wantage which is a market town with a variety of supermarkets such as Waitrose and Didcot which provide fast access to London via Didcot Parkway train station. The village provides a lovely community and there are always things going on within the two wonderful pubs Eyston Arms and Wheatsheaf as well as a Snells community hall, sports club with football, cricket and tennis. The annual Panto is great fun which we proudly sponsor. There is also an excellent village shop/post office.

East Hendred has a pre-school and two well-regarded primary schools, one Roman Catholic and the other Church of England. There are a number of great state schools locally, as well as some fantastic independent schools such as Cokethorpe, St Hugh's, Radley, St Helens and St Catherine's.

The village has regular bus service to the nearby towns, the A34 is easily accessible with the M40 to the north and the M4 to the south and Didcot Park Way train station provides train access to London within c40 minutes



Approximate Gross Internal Area 1209 sq ft – 112 sq m



Ground Floor

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Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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