



St. Marys Road, East Hendred, OX12 8LF
£550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautiful three bedroom cottage which has been extended over the years to create this wonderful home situated in a picturesque village.

The Property

A charming semi-detached house with a large number of period features throughout, upon entering the property there is a lovely sitting room with woodburning stove and original beams, the 20 ft open plan kitchen dining room runs front to back of the house and has a range of base and eye level units, there is also a large utility room.

There are two sets of staircases leading to the bedrooms, one set in the newer section leading to the glorious master bedroom and ensuite shower room, and a further in the original leading to a bedroom and family bathroom on the first floor and a further bedroom on the second floor.

The recently improved garden is mainly laid to lawn with some patio areas which are perfect for entertaining and overlook the open countryside.

Some material information to note: Freehold property. Oil central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard and superfast 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 very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Three bedroom semi-detached cottage
- Sitting room with wood burning stove
- Open plan kitchen dining room.
- Period features throughout
- Ensuite and bathroom
- Quiet village location
- Utility room
- Enclosed lawned garden
- EPC Rating: E Council Tax: C

The Location

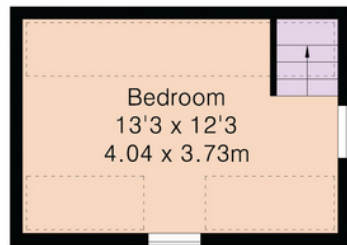
East Hendred is situated between Wantage and Harwell having two country pubs village shop sports club playparks community centre The Hendreds Pre-School and Outstanding Church of England Primary School and St Amand's Catholic Primary School. The village has bus links to secondary schools in Wantage and Didcot plus routes to leading independent schools in Moulsoford and Abingdon. The A34 is easily accessible with the M40 to the north and the M4 to the south; Didcot c.5 miles offers a fast service to London Paddington c.40 minutes. The nearby town of Wantage offers a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday.



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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.

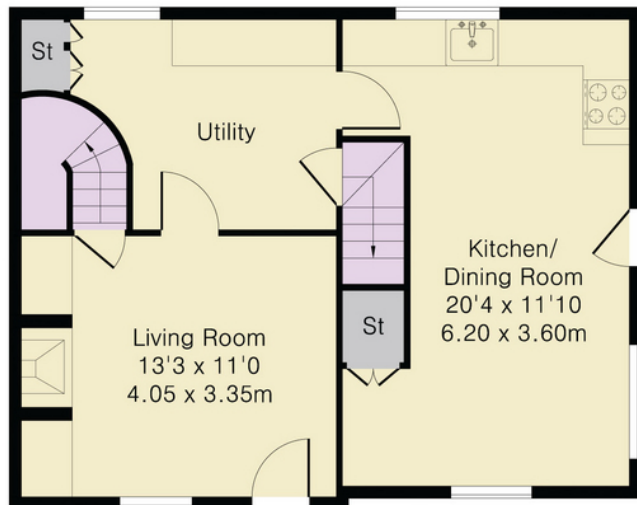
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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



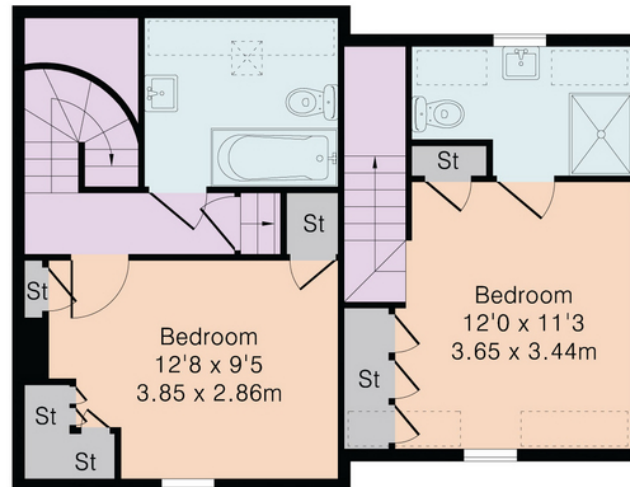
Approximate Gross Internal Area 1132 sq ft – 105 sq m
Ground Floor Area 529 sq ft – 49 sq m
First Floor Area 479 sq ft – 45 sq m
Second Floor Area 124 sq ft – 11 sq m



Second Floor



Ground Floor



First Floor

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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