



Ashfields Lane, East Hanney, OX12 0HN
£800,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A beautifully presented and charming four bedroom detached property with an abundance of character and double carport situated in the wonderful village of East Hanney with great bus links to the local towns.

The Property

Red Roof Cottage is a delightful property with plenty of natural light from the pretty double glazed sash windows. The accommodation comprises entrance hall with stairs to the first floor, the hallway leads to the triple aspect sitting room with wood burning stove and dining room with sash window. The spacious kitchen / breakfast room with a range of base and eye level units, built in dishwasher, Quooker tap and Rangemaster cooker, gas fire, and glazed door leading to the patio and useful rear lobby / utility room with door leading to the front of the property. Beyond the kitchen is a further hallway, ground floor shower room and stunning master bedroom with vaulted ceiling, built in wardrobes and French doors onto the sunny garden.

To the first floor are three double bedrooms with beautiful sash windows and modern family bathroom with freestanding bath and separate shower.

Outside is a particular feature of the property. The attractive garden is very private, south facing and mainly laid to lawn with trees, flower borders, patio and greenhouse. A five bar gate leads to a large gravel driveway and wooden carport for two vehicles with large workshop.

Some material information to note: Freehold, gas central heating, mains water, mains electrics and mains drains. 4kw solar panels installed by the current owners. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all 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

- Charming property with period features
- Double carport, workshop and driveway
- Ground floor bedroom and shower room
- Three further double bedrooms
- Landscaped rear garden
- Quiet location in a quaint Oxfordshire village
- Large kitchen
- Formal dining and sitting rooms
- Planning permission for double storey extension
- Council tax band: F, EPC rating: B



The Location

The Location

East Hanney is a thriving village three miles north of Wantage. The charming Hanney villages amenities include public houses, restaurants, community shop, post office, churches and St James C of E primary school. There are also a number of outstanding private schools locally. The village has excellent links via the A34 with the M40 to the north and the M4 to the south. Didcot railway station c.7.4 miles offers a fast service to London Paddington c.40 minutes. There are frequent buses to Oxford, Wantage, Abingdon, Didcot and Didcot Parkway from the village. The historic city of Oxford lies approximately 12 miles/ 20 minutes drive away.



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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 1741 sq ft – 162 sq m
Ground Floor Area 999 sq ft – 93 sq m
First Floor Area 613 sq ft – 57 sq m
Outbuilding Area 129 sq ft – 12 sq m



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