



Dandridge Close, East Hanney, Wantage, OX12 0FH
£640,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented four bedroom detached house in this quiet residential location within East Hanney.

The Property

This impressive property boasts versatile accommodation which has had added improvements such as Engineered wooden flooring, a summer house with BBQ pit, decking area and an access door to the garage from the house. The ground floor is made up of an entrance hall, open plan kitchen dining room with access to the garden and utility room. There is also a WC, study and sitting room with wood burning stove.

To the first floor is a spacious landing, the master bedroom offers a dressing area and en-suite shower room, bedroom two benefits from an en-suite shower room, two further double bedrooms and a family bathroom with bath and separate shower. There is a fully boarded loft with lighting and electrics and easy access ladder giving huge storage. Bedrooms 1, 2 and 3 have fitted John Lewis wardrobes

To the front of the property is a double garage with insulated electric roller garage doors and a block paved driveway offering parking for several vehicles. The rear garden is mainly laid to lawn with decking and patio areas, a garden store and a wonderful summer house with seating and BBQ pit.

Maintenance charge: Circa £470 PA





Key Features

- A detached four bedroom modern house.
- Open plan kitchen dining room
- Sitting room with wood burning stove
- Study
- Downstairs WC
- Two ensuites and family bathroom
- Double garage and driveway
- Spacious garden with decking, and patio
- Summer house with BBQ pit
- EPC Rating B, Council Tax G

The Location

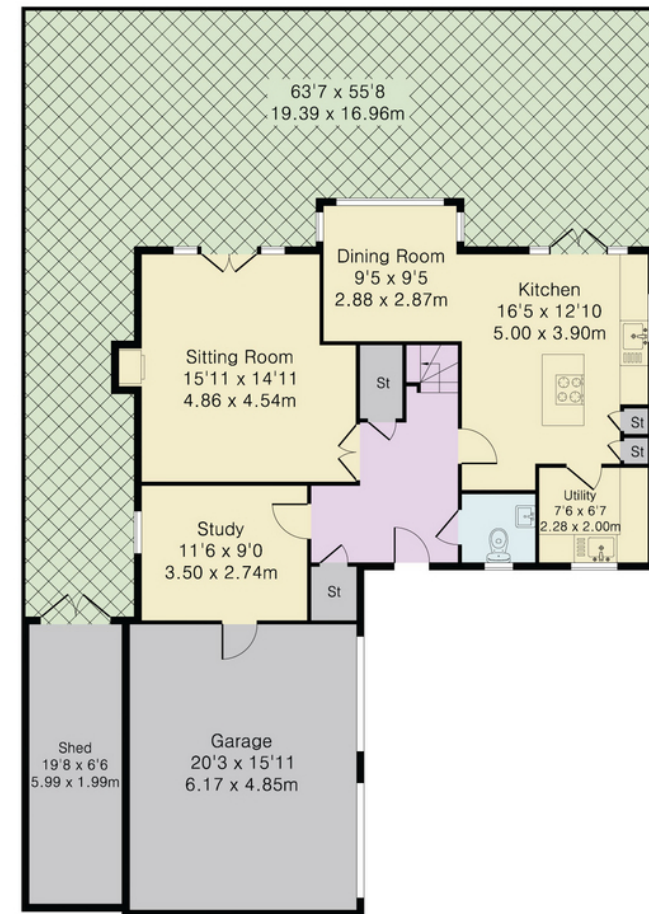
East Hanney is a thriving village three miles north of Wantage. The charming Hanney villages amenities include public houses restaurants community shop post office churches and St James C of E primary school. There are also a number of outstanding private schools locally. The village has excellent links 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. The historic city of Oxford lies approximately 12 miles away and the nearby towns of Abingdon and Wantage provide a wide range of facilities including supermarkets independent shops cafes public houses restaurants leisure facilities and regular farmers market.



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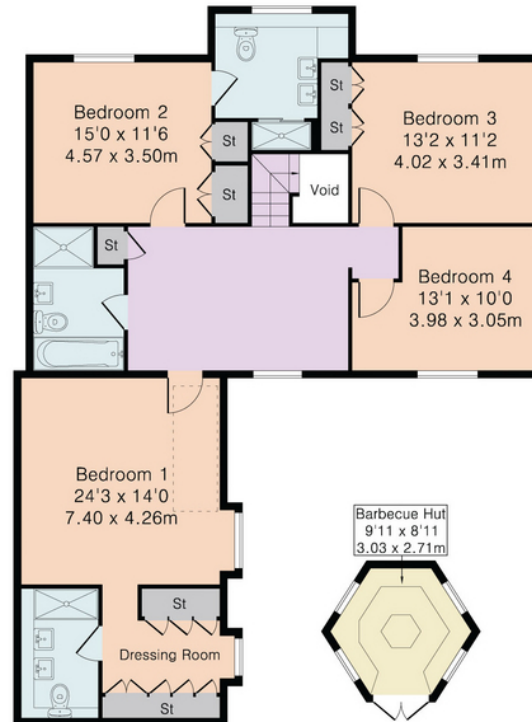
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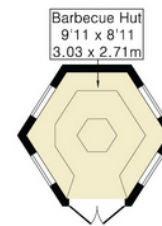


Ground Floor

Approximate Gross Internal Area 2521 sq ft – 235 sq m
Ground Floor Area 1319 sq ft – 123 sq m
First Floor Area 1139 sq ft – 106 sq m
Outbuilding Area 63 sq ft – 6 sq m



First Floor



Outbuilding

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