



Rectory Farm Close, West Hanney, Wantage, OX12 0LR
£1,175,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A wonderful five bedroom detached house measuring approximately 4200 sq ft situated on this quiet cul-de-sac within the popular village of West Hanney.

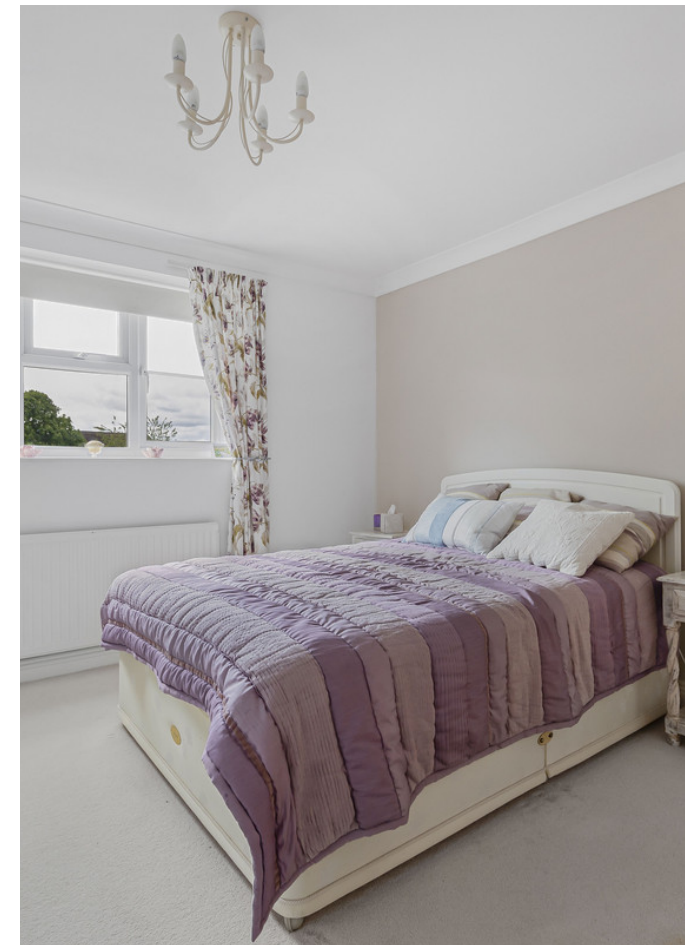
This superb property is extremely versatile and offers a huge amount of accommodation throughout. The house measures approximately 4200 sq ft and there are two fantastic outbuildings, both with power which makes them brilliant home offices.

Upon entering the house you come into an entrance hall with the stairs directly in front and a cloakroom. To the left is the, front to back, sitting room with bay window and woodburning stove, a large study and a gym room. To the right is the 34ft kitchen dining room with a breakfast bar, built in appliances and storage units. There are double doors onto an incredible conservatory with a glass roof and underfloor heating. Off the kitchen dining room is the utility, double garage and the amazing indoor swimming pool which has three patio doors onto the garden, a plant room, shower and toilet.

The first floor has two staircases, the original which is by the front door and provides access to four bedrooms, two dressing rooms, which could be used as further bedrooms, a bathroom and ensuite to the master bedroom. The second staircase to the rear of the house gives access to the master and rear bedroom which has a further bathroom.

To the front of the house is a lovely front lawn with mature shrubs, trees and a paved driveway for several vehicles, there is a double garage and side access to the rear garden. There is a second further parking space to the side of the house. The rear garden is fully enclosed with a large lawn area, shrubs, patio area off the house which makes it perfect for entertaining. There are two outbuildings with power that have been used as offices/ workroom and studios in the past.





Key Features

- Detached five bedroom
- Approximately 5000 sq. ft
- Study, gym and utility room
- 34 ft kitchen dining room
- Indoor swimming pool
- Two office outbuildings with power
- Two ensembles and further bathroom
- Double garage and private driveway
- Quiet cul-de-sac location in West Hanney
- No onward chain



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.

Locally there is an array of excellent walks riding routes and sports facilities such as Frilford Heath Golf Club and Newbury Racecourse.

It is also well served by communications with access to the A34 connecting to the M4 in the south and the M40 in the north. A mainline station at Didcot Parkway (c.9 miles) offers a fast service to London Paddington c. 40 minutes.

The local area is renowned for its excellent choice of schools including Abingdon School St Helen & St. Katherine St. Hughs Preparatory School and Radley College.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most major providers. We are not aware of any planning permissions in place which would negatively affect the property.

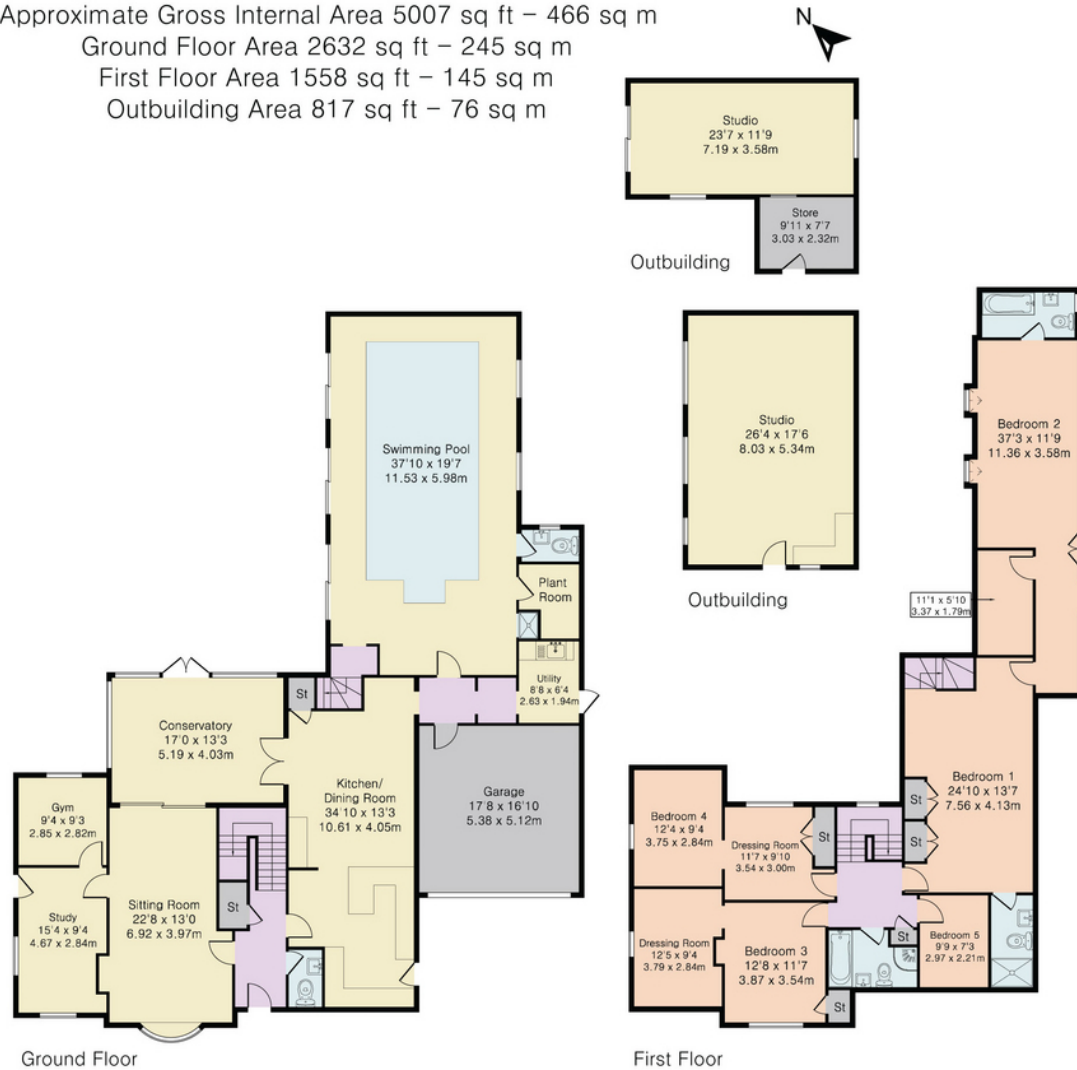


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Approximate Gross Internal Area 5007 sq ft – 466 sq m
Ground Floor Area 2632 sq ft – 245 sq m
First Floor Area 1558 sq ft – 145 sq m
Outbuilding Area 817 sq ft – 76 sq m



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