



Dandridge Close, East Hanney, Wantage, OX12 0FH

Guide Price £640,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A stunning four bedroom detached family home situated in the idyllic village of East Hanney with double garage and enclosed rear garden.

This spacious property offers versatile family living and comprises entrance hall giving access to the ground floor rooms large study, cloakroom, living room with log burner and French doors to the garden, contemporary kitchen / diner incorporating island with breakfast bar integral oven, hob and fridge/freezer, separate utility room with space for appliances.

To the first floor a spacious landing, the master bedroom suite has a dressing room and en-suite bathroom with his and hers hand wash basins. Bedroom two also benefits from an en-suite bathroom there are two further double bedrooms and a family bathroom.

Outside there is a double garage with ample driveway parking and the attractive sunny rear garden is fully enclosed and offers a good deal of privacy.

The property also benefits from gas central heating and an electric car charging point.

Estate maintenance charge 2023/2024 £606.63 per annum.

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





Key Features

- Four double bedroom detached house
- Open plan kitchen dining room
- Sitting room with wood burning stove
- Dining room/study
- Master Suite with Dressing Area and Shower Room
- Offers over 2000 sq.ft of Accommodation
- Double garage and private driveway
- Electric car charging point
- Wonderful village location
- EPC Rating: B Council Tax Band : 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.



Thomas Merrifield and their clients give notice that:

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
Ground Floor = 81.1 sq m / 873 sq ft
First Floor = 109.3 sq m / 1,176 sq ft
Garage / Shed = 40.8 sq m / 439 sq ft
Total = 231.2 sq m / 2,488 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd

Wantage Office

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

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS