



Ashfields Lane, East Hanney, Wantage, OX12 0HN  
£950,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A stunning and charming four bedroom barn conversion that is situated on this private plot within the popular village of East Hanney.

This beautiful barn still has many original features throughout including the beams which are on show in almost every room. Upon entering the property there is a porch and spacious hallway which has a WC and the stairs up to the first floor. To the right hand side is a glorious double height kitchen/breakfast room with access to the front garden, there are a number of eye and base level units, a Rangemaster cooker, an under counter fridge/freezer and dishwasher. The dining room overlooks the rear of the house and leads onto a superb sitting room with a feature fireplace. To the left on the hallway is a downstairs bathroom, double bedroom, snug with bay window and French doors onto the south facing rear garden, there is also access to the utility room with gas boiler, washing machine and access to the rear garden.

On the first floor are three generously sized bedrooms with a 25ft master bedroom which has built in wardrobes and a lovely ensuite bathroom. There is a further shower room and space / storage area.



To the front of the property is a large sweeping driveway with a stunning Weeping Willow which hangs over the turning circle. There are a number of mature trees and shrubs, a lawned area and a patio to create a peaceful and excellent family friendly space. There is also a double car port and huge storage room which would make a wonderful study/office. There is side access to the south facing rear garden which has another large patio area, lawned area and many flower beds.



## Key Features

- Four bedroom barn conversion
- Beautiful and spacious plot
- Period features throughout
- Kitchen breakfast room with double height ceiling
- Sitting room with feature fireplace
- Separate dining room overlooking the garden
- South facing garden
- Downstairs bedroom and bathroom
- Snug and utility room
- Council tax band: G, EPC rating: D



## The Location

East Hanney is a beautiful and popular village situated just to the north of Wantage and adjacent to West 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, gas central heating, mains water, mains electrics and mains drains. 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.

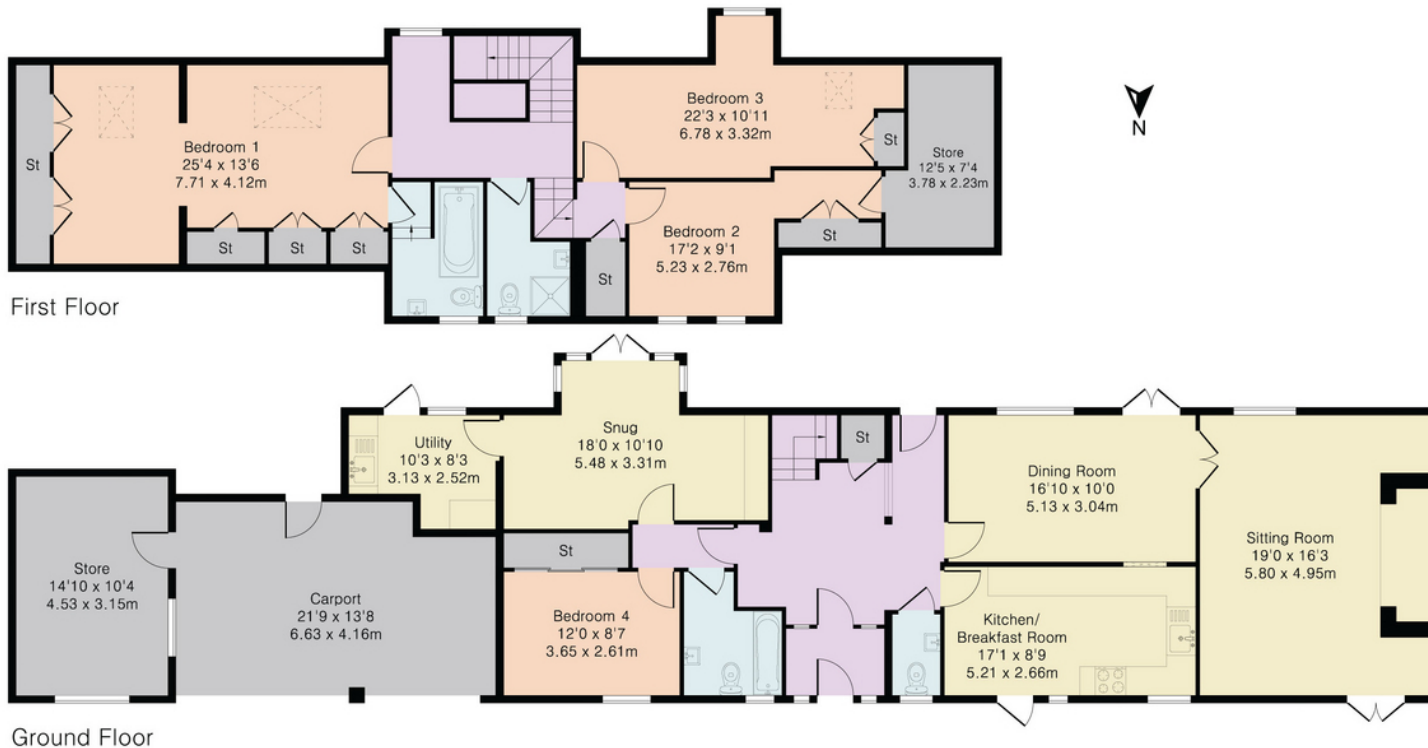


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Approximate Gross Internal Area 2473 sq ft – 230 sq m  
Ground Floor Area 1462 sq ft – 136 sq m  
First Floor Area 1011 sq ft – 94 sq m



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