



Ridgeway Close, East Hendred, OX12 8GF

Offers Over £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An immaculate four bedroom semi detached property with garage on this popular small development in East Hendred.

The property has been improved by the current owners and comprises entrance hall, cloakroom, several storage cupboards, spacious dual aspect sitting room with French doors into the garden, the kitchen / dining room has a range of eye and base level units with built in oven and gas hob and door to the side of the property.

To the first floor the master bedroom with stylish ensuite shower and built in wardrobes, three further bedrooms two of which have built in wardrobes and modern family bathroom.

Outside the rear garden is westerly facing and captures the sun, the garden is laid to lawn, with a patio for entertaining, shrub borders, side access gate and access to the garage via personal door. The property benefits from 16 solar panels, installed January 2024, 6.480 kWp with 5.2 kWh battery, single garage with parking space in front and Ohme EV charger.

Estate maintenance charge - £171.50 every 6 months



Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. 6480kWp solar panels with 5.2kWh battery installed by the current owners. Ofcom checker indicates standard 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 very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.



Key Features

- Four bedroom semi detached
- Kitchen / dining room
- Spacious sitting room
- Cloakroom
- Master bedroom with ensuite
- 16 Solar panels and 5.2kWh battery
- Enclosed rear garden
- Single garage and parking space
- Council tax band: D, EPC rating: B

The Location

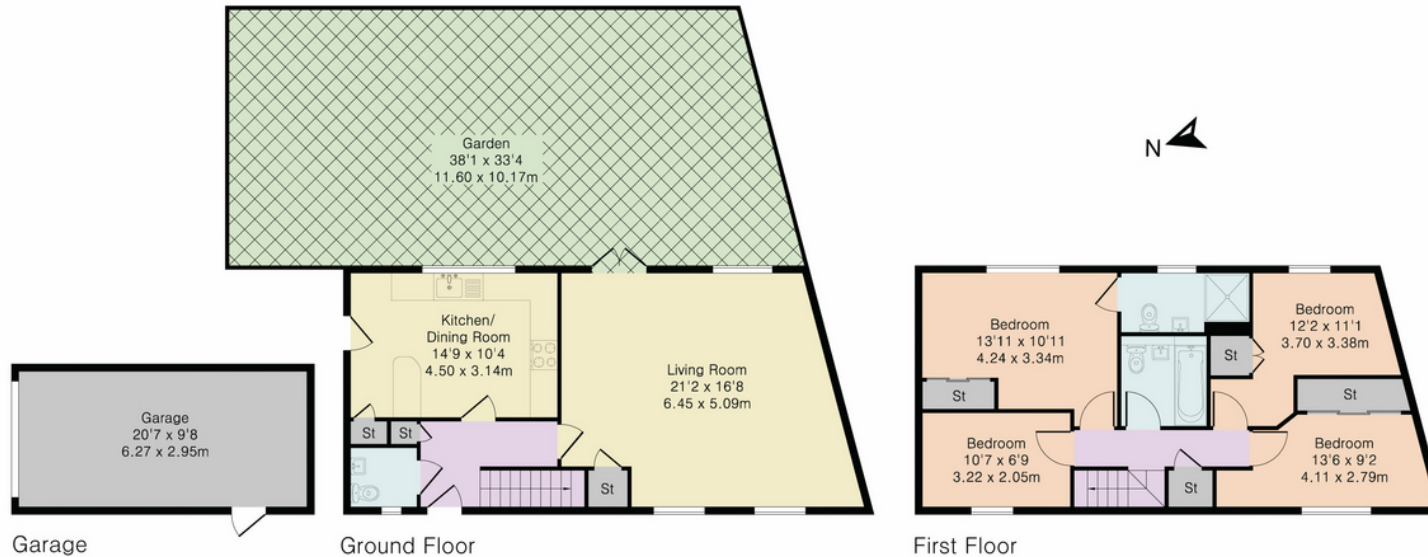
East Hendred is situated between Wantage and Harwell having two country pubs village shop community centre and The Hendreds Pre-School and Church of England Primary School and St Amand's Catholic Primary School. The A34 is easily accessible with the M40 to the north and the M4 to the south Didcot c.5 miles offers a fast service to London Paddington c.40 minutes. The nearby town of Wantage offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday.

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 1351 sq ft – 124 sq m
Ground Floor Area 576 sq ft – 53 sq m
First Floor Area 576 sq ft – 53 sq m
Garage Area 199 sq ft – 18 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Wantage Office

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

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

