



The Greenway, West Hendred, OX12 8RG

Guide Price £899,950 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

A beautifully presented four bedroom detached property situated on a plot of 0.22 acres and individually constructed to high Eco standards (SIPS) in a highly desirable village a short distance from local shops and amenities.

An impressive house that measures approximately 3200 sq ft offering spacious and versatile accommodation and comprises an entrance hall, double aspect sitting room with wood burner, cloakroom, utility room, generous open plan kitchen / dining / family room with integrated appliances and French doors to the rear garden.

To the first floor is the master bedroom suite with dressing room, en suite shower room and separate room with feature bath. Guest bedroom with ensuite and balcony overlooking fields. There are two further double bedrooms (one with a balcony) and a family bathroom with a separate shower. A paddle staircase from the dressing room leads to the loft area with further space which subject to relevant permissions could provide additional accommodation.

To the front of the property is a large sweeping gravelled driveway with spaces for multiple vehicles and a garden surrounding the property mainly laid to lawn with yellow Balau hardwood decking to the rear. The double garage has been split into a storage area and a further room currently used as a gym.







## Key Features

- A detached four bedroom house
- Dual aspect sitting room with Wood Burner
- Open plan Kitchen / Dining / Family Room
- Ground underfloor heating
- Heat Recovery System
- Rain Harvesting System
- Two Ensuites and further bathroom
- Gym/study
- WC and utility room
- EPC Rating C, Council Tax F







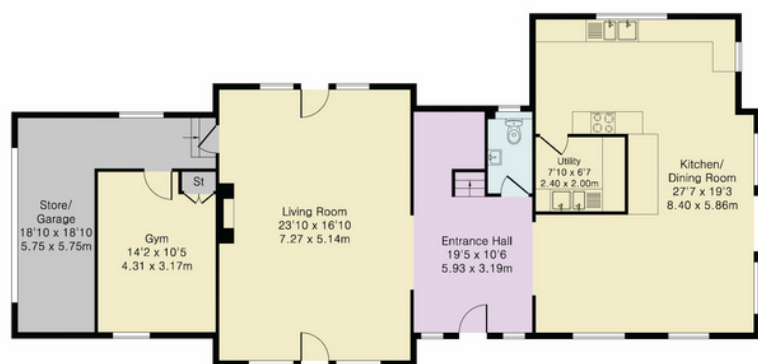
## The Location

West Hendred is situated between Wantage and Harwell close to the Ridgeway for excellent walking/cycling activities and The Extraordinary Hare public house. In nearby East Hendred there are two pubs village shop pre school and two primary schools. 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 twice weekly market.

Some material information to note: Gas central heating. Mains water, mains electrics and mains drains. Driveway parking. Constructed using SIPS (Structurally Insulated Panels) Ofcom checker indicates standard and superfast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most 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.



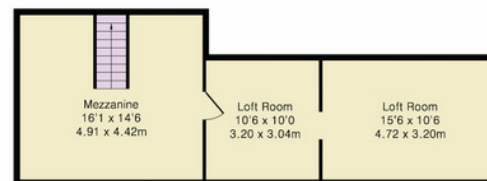
Approximate Gross Internal Area 3274 sq ft – 304 sq m  
 Ground Floor Area 1466 sq ft – 136 sq m  
 First Floor Area 1302 sq ft – 121 sq m  
 Second Floor Area 506 sq ft – 47 sq m



Ground Floor



First Floor



Second Floor



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.



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