



Orchard Close, Wantage, OX12 0JD
£750,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A beautifully presented four bedroom detached house with a garage and car port situated in the sought after village of East Hanney.

This stunning house measures over 2000 sq ft and comprises a spacious entrance hall, 20ft open plan kitchen dining area with bi-folding doors onto the south facing garden. The kitchen has a large range of eye and base level units including a breakfast bar and skylight. There is a 21 ft living room on the rear side of the house, a gym/family room, a separate dining room, a TV room and a study. There is also a downstairs WC.

On the first floor are four spacious double bedrooms, three of which have built in storage. There is an ensuite and further family bathroom.

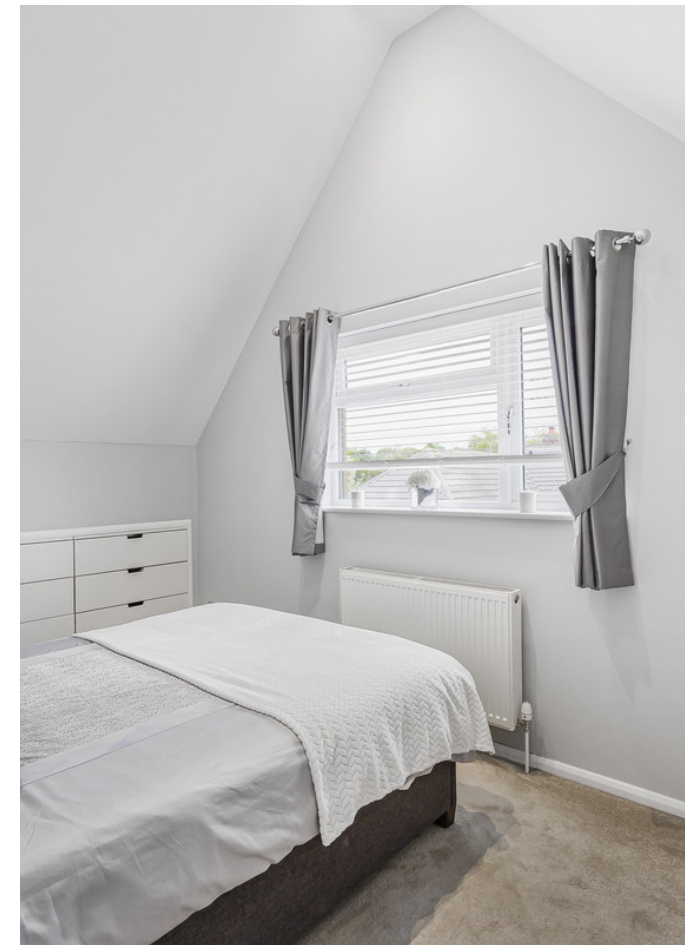
To the front of the house is a large driveway, garage and carport. There is side access to the south facing rear garden which is mainly laid to lawn, there is a patio area which is perfect for entertaining guests.





Key Features

- A wonderful four bedrooms detached house
- Open plan kitchen
- 21 ft Living room
- Three further reception rooms and study
- Downstairs WC
- Stylish Ensuite
- South facing garden
- Large driveway, garage and carport
- Gas central heating
- EPC Rating X, Council Tax F





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.

Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. The property has Drieway 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.

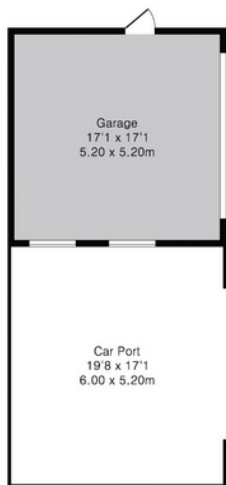


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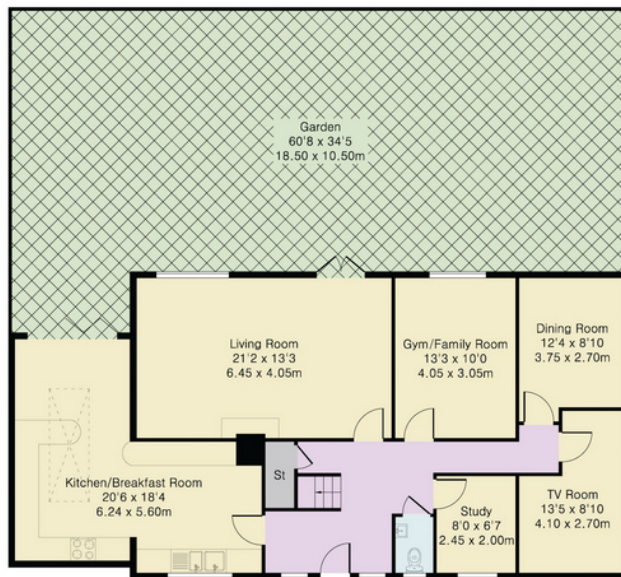
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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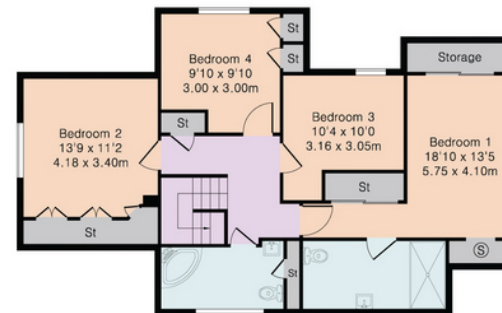
Approximate Gross Internal Area 2250 sq ft – 209 sq m
Ground Floor Area 1176 sq ft – 109 sq m
First Floor Area 783 sq ft – 73 sq m
Garage Area 291 sq ft – 27 sq m



Garage



Ground Floor



First Floor

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