



Mather Close, East Hendred, OX12 8GS

£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Mather Close is a wonderful over 55s development made up of 10 luxury Bungalows in the beautiful village of East Hendred

This small exclusive development has been finished to a high specification and provides luxury accommodation with underfloor heating throughout, open plan kitchen/dining/living rooms with French doors onto private gardens, the bedrooms are spacious and both fit a double bed comfortably. There is also loft access via a ladder for storage.

There will be a management company set up once the last property has sold and the approximate cost of this will be £500 PA which will pay for lighting, water pump and the upkeep of the road and surrounding communal space.

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

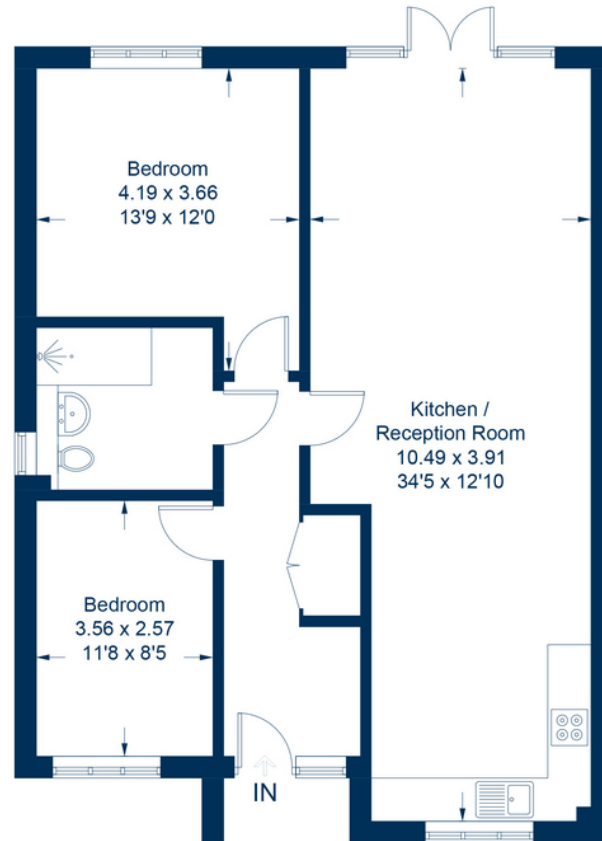
- Over 55s
- 10 year build warranty
- Under floor heating
- Open Plan kitchen dining room
- Stylish shower room
- Private parking and visitor spaces
- Private gardens
- Beautiful village location
- Bus access to Wantage and Didcot

The Location

East Hendred is situated between Wantage and Harwell and has two country pubs, village shops, sports club, playparks, a community centre, The Hendreds Pre-School and Outstanding Church of England Primary School and St Amand's Catholic Primary School. The village has bus links to Wantage and Didcot plus routes to leading independent schools in Moulsoford and Abingdon. 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 a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday.



Approximate Gross Internal Area = 76.8 sq m / 827 sq ft



Ground Floor

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

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.

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