



The Croft, West Hanney, OX12 0LD
£550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A stunning four-bedroom home located on a quiet residential road in the heart of the idyllic South Oxfordshire village of West Hanney. Just a short, safe walk to the local school, this beautiful modern home is ideal for family living.

Extended and extensively modernised, the layout includes an inviting entrance hall, with a bright sitting room with an open fireplace to the left, and a spacious study to the right. At the rear of the property is an impressive kitchen, dining, and family room featuring double doors that open to the garden, perfect for entertaining, with a large kitchen island and classic cabinetry. A utility room and ground floor shower room complete the downstairs.

The first floor has three double bedrooms, including a large main bedroom with a dressing area and an ensuite bathroom with a separate shower. A fourth single bedroom and a stylish family bathroom complete the first floor provide further accommodation in this versatile house.

Outside, the front offers ample driveway parking for 3 cars, a front lawn, and side access leading to a generous rear garden with a decked area and shed. Additional features include underfloor heating on the ground floor, a new boiler, and an electric car charging point.

Additional details: Freehold property with gas central heating, and mains water, electricity, and drainage. Broadband options include standard, superfast, and ultrafast speeds, with full mobile coverage available. This postcode is in a very low flood-risk area, with no known planning permissions that would affect the property.





Key Features

- Large master bedroom with dressing area and ensuite bathroom
- Ground floor shower room
- Utility room
- Kitchen / dining room with central island unit
- Study
- Driveway parking for 3 cars
- Cosy sitting room
- Large rear garden
- Idyllic village location
- Council tax band: D, EPC rating: C

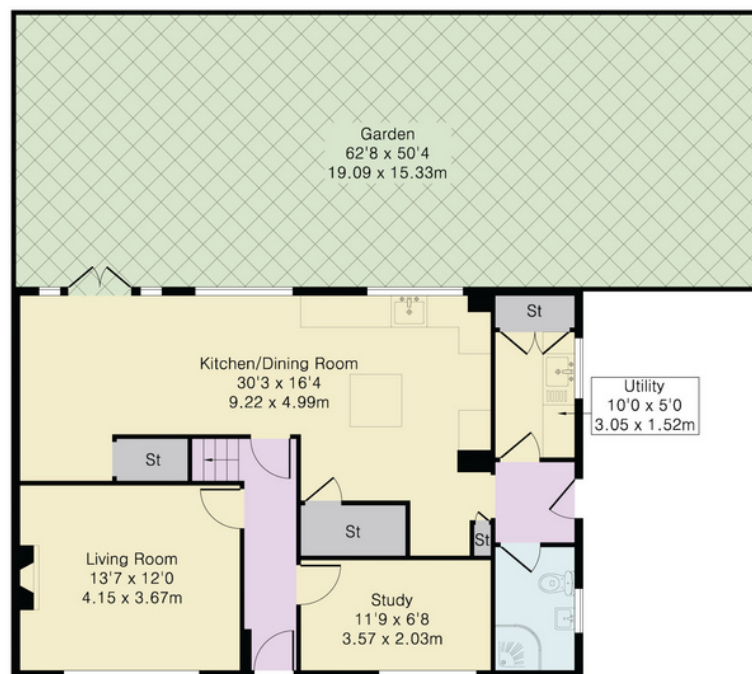
The Location

West Hanney is a charming and sought-after village located just north of Wantage, neighboring the village of East Hanney. Both Hanney villages enjoy a range of local amenities, including welcoming pubs, restaurants, a village shop, post office, and several churches. Families will appreciate the nearby St. James C of E Primary School and pre-school. The nearby market town of Wantage provides schooling for all ages, a variety of shopping and leisure facilities, and hosts a lively market every Wednesday and Saturday. The area also benefits from excellent transport links, with the A34 offering easy access to the M40 to the north and the M4 to the south. Didcot, approximately 9 miles away, offers a direct train service to London Paddington in around 40 minutes.

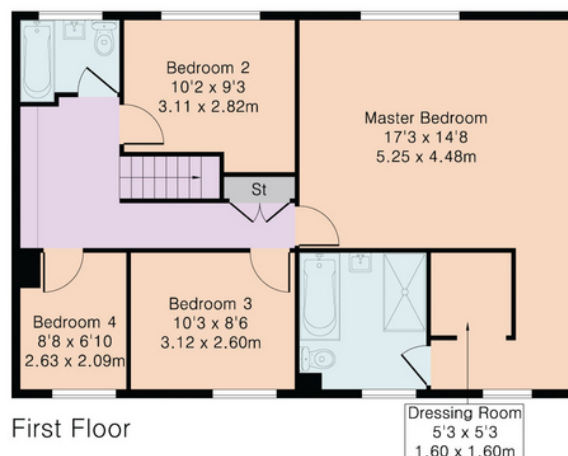
Approximate Gross Internal Area 1577 sq ft - 147 sq m

Ground Floor Area 796 sq ft – 74 sq m

First Floor Area 781 sq ft – 73 sq m



Ground Floor



First Floor

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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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