



Peelers Cottage Chapel Square, East Hendred, OX12 8JN
£445,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

The attractive 'Peelers Cottage' is a delightful period home located at the heart of the picturesque village of East Hendred.

The Property

A charming terrace cottage with character features throughout the property. Upon entering the property there is a lovely sitting room with woodburning stove set in an exposed brickwork fireplace and original beams. There is also a second spacious reception/family room with exposed brickwork fireplace and beams. The kitchen has a range of floor and wall units, with a stable door through to the light and airy dining room with Velux windows and views of the rear garden. The remainder of the ground floor comprises a modern family bathroom with large walk in shower.

To the first floor there is a cloakroom, and three double bedrooms, each with built in wardrobes. The master bedroom has ample built in storage and incorporates a dressing table.

Outside, the rear garden is accessed via a set of steps, and is mainly laid to lawn with a pond, and pathway leading to the patio area with shed and wood store.



Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. We are not aware of any planning permissions in place which would negatively affect the property.



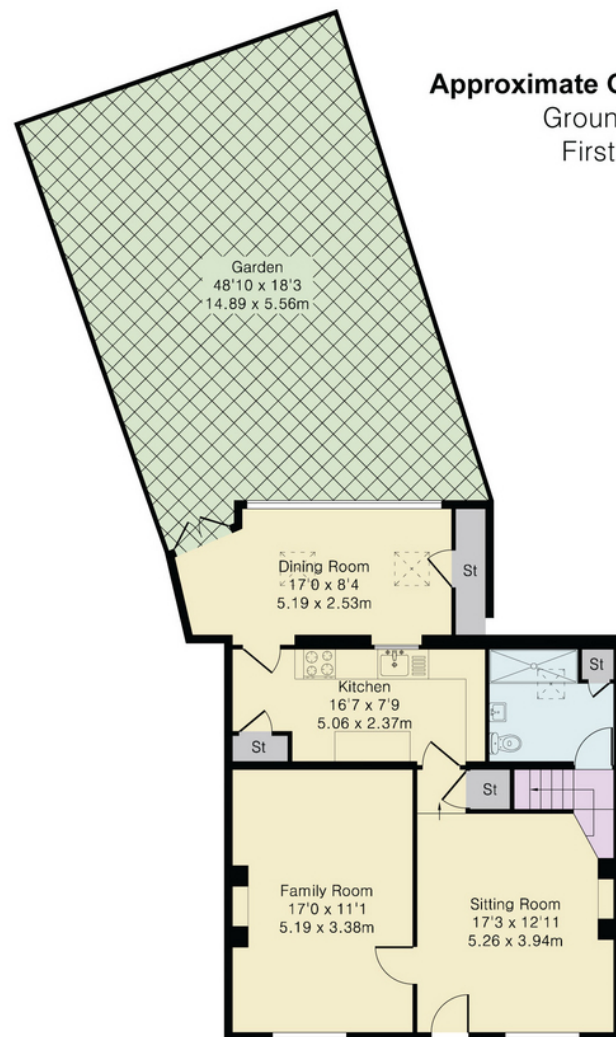
Key Features

- Mid terrace cottage
- Character features
- Village location
- Three bedrooms
- Three reception rooms
- Family shower room
- Cloakroom
- Enclosed rear garden
- Council Tax Band: E, EPC rating: D

The Location

East Hendred is situated between Wantage and Harwell having two country pubs, village shop, sports club, playparks, 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 secondary schools in 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.



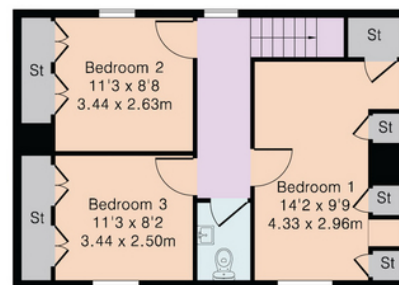


Ground Floor

Approximate Gross Internal Area 1234 sq ft - 114 sq m

Ground Floor Area 802 sq ft – 74 sq m

First Floor Area 432 sq ft – 40 sq m



First Floor

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.

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