



11 The Croft, West Hanney, OX12 0LD
£535,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautiful three / four bedroom family home that has been modernised and improved by the current owners and is situated in a quiet cul de sac location in the popular village of West Hanney.

The property offers versatile family living and comprises entrance hall, open plan living room with wood burner leading into the dining area and kitchen with a range of modern base and eye level units with built in appliances including double oven, hob, dishwasher and fridge / freezer. There is a spacious playroom with potential to be used as a ground floor bedroom four / study. There are two generous conservatories accessed from the kitchen with doors into the rear garden and separate cloakroom.

To the first floor are three good sized bedrooms and stylish family bathroom, two bedrooms have built in wardrobes and there is further storage on the landing.

Outside to the front of the property a driveway leading to a large double garage with power and lighting, small area of lawn and a large gravel area providing further parking if required. To the rear of the property is an attractive large garden laid mainly to lawn with mature shrubs, borders and patio.



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



Key Features

- Three / four bedroom detached house
- Double garage
- Open plan sitting / kitchen / dining room
- Two conservatories
- Cloakroom
- Playroom / potential bedroom four
- Stylish family bathroom
- Driveway parking
- Attractive large rear garden
- Council tax band: E, EPC: D

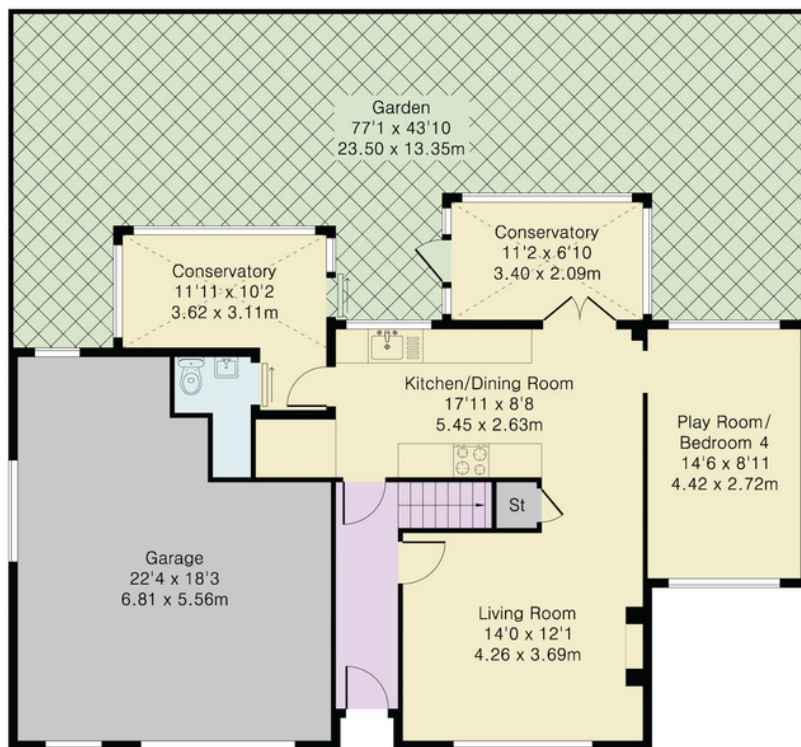
The Location

West Hanney is a beautiful and popular village situated just to the north of Wantage and adjacent to East Hanney. The Hanney villages benefit from local pubs restaurants village shop post office Churches St James C of E primary school and pre-school. The town of nearby Wantage offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. There are excellent communication links via the A34 with the M40 in the north and the M4 in the south. Didcot c. 9 miles offers a fast service to London Paddington c. 40 minutes.

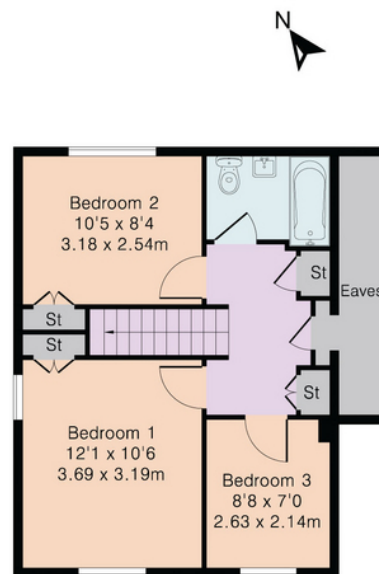
Approximate Gross Internal Area 1610 sq ft - 149 sq m

Ground Floor Area 1134 sq ft – 105 sq m

First Floor Area 476 sq ft – 44 sq m



Ground Floor



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.

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