



7 Herman Close, Wantage, OX12 0FT
£599,950 Freehold

THOMAS
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SALES LETTINGS



The Property

A beautifully presented four bedroom detached family home on this small development in the popular village of East Hanney.

This impressive house comprises an entrance hall, study / snug, cloakroom / utility room, spacious and stylish open plan kitchen / dining room with a range of base and eye level units and composite worktops, integrated appliances including gas hob, double oven, dishwasher, fridge / freezer, and side access door. The generous sitting room with built in storage unit and French doors to the west facing garden.

To the first floor there is a master bedroom with built in wardrobes and stylish ensuite, three further double bedrooms and modern family bathroom with separate shower.

To the front of the property is a driveway for two cars with electric charging point, leading to a single garage with power, lighting and personal door into the garden. The enclosed rear garden is west facing and mainly laid to lawn with large patio, side access gate and good degree of privacy with mature trees to the rear.

Estate maintenance charge- £571 per annum

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 very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Four bedroom detached property
- Spacious open plan kitchen / dining room
- Living room
- Cloakroom / utility room
- Study / snug
- Modern family bathroom
- West facing rear garden
- Driveway parking
- Single garage
- Council tax band: F, EPC: B

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.



Approximate Gross Internal Area
 Ground Floor = 70.2 sq m / 756 sq ft
 First Floor = 69.7 sq m / 750 sq ft
 Garage = 18.6 sq m / 200 sq ft
 Total = 158.5 sq m / 1,706 sq ft



Ground Floor

First 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.

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