



17 Lamble Walk, East Hanney, OX12 0FU

£450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An immaculately presented three bedroom detached home built by Martin Grant Homes to their Anemone design. The property is situated in a quiet location on the Priors Lea development in the highly desirable village of East Hanney.

Lamble Walk comprises an entrance hall, cloakroom, contemporary open plan kitchen/dining room with integrated dishwasher, washing machine, electric oven, fridge/freezer, five burner gas hob and patio doors leading to a good sized rear garden. A dual aspect living room which overlooks green public space completes the ground floor.

To the first floor there is a master bedroom with built in storage and a stylish ensuite, two further good sized bedrooms and a modern family bathroom.

To the rear is a fully enclosed east facing rear garden which is mainly laid to lawn with a patio and side access leading to the driveway allowing for tandem parking.

The property has the added advantage of a 10 year NHBC guarantee (start date 18/12/20).



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 most 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

- Three bedroom detached property
- En Suite Bathroom
- Off street parking
- Fully Enclosed Rear Garden
- Overlooking Green Space
- Council Tax Band: D, EPC Rating: 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.



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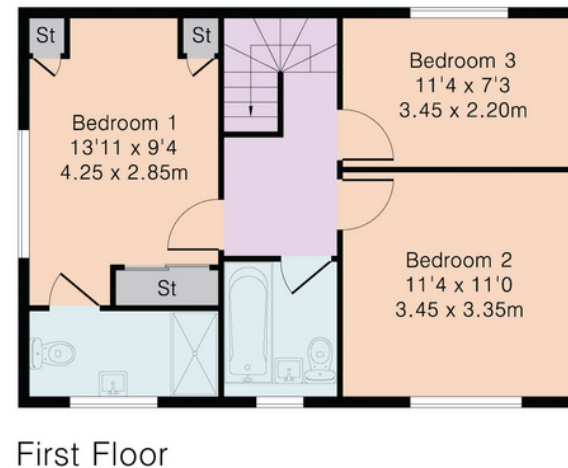
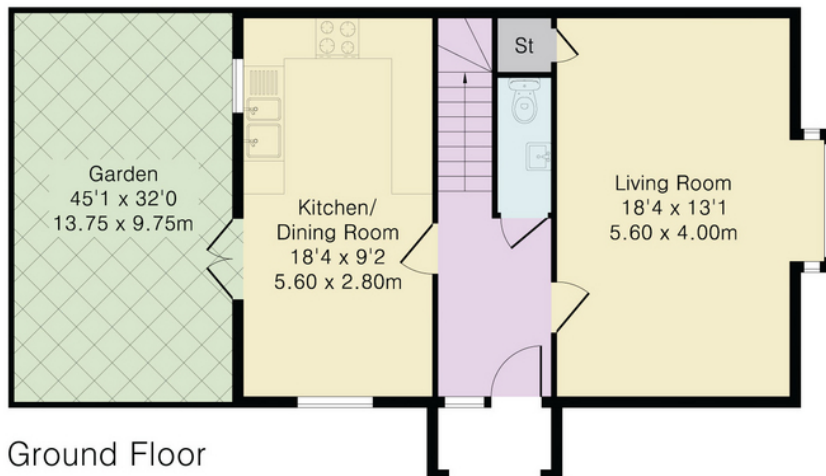
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Approximate Gross Internal Area 986 sq ft - 91 sq m

Ground Floor Area 498 sq ft – 46 sq m

First Floor Area 488 sq ft – 45 sq m



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