



11 Ludbridge Close, East Hendred Wantage, OX12 8GB

Guide Price £725,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A beautifully presented four bedroom detached house with a double garage situated in popular village of East Hendred with countryside views to the rear.

This stunning house boasts a spacious entrance hall with downstairs WC, a wonderful dual aspect living room measuring approx 21 ft with double doors onto a beautiful rear garden and dual aspect study which could be used as a dining room. The bright and spacious open plan kitchen/ dining room offers great entertaining space with two sets of French doors to the rear garden, the kitchen boasts integrated oven, hob, dishwasher, fridge /freezer and breakfast bar. There is a separate utility room with door to the rear garden.

The first floor offers four double bedrooms, each with built in wardrobes, family bathroom and master room benefitting from an en-suite shower. Three bedrooms also have additional built in storage cupboards.

The rear garden is mainly laid to lawn with a patio area and shrub borders and stunning views over open countryside. At the front of the property there is lawn and shrub borders and a detached double garage divided to provide a separate home office and storage space. There is parking for a number of vehicles in front of the garage.



Estate maintenance charge approx: £ tbc.

Some material information to note: Freehold property. Mains gas, 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. The government portal generally highlights this as a very low flood risk within this postcode. We are not aware of any planning permissions in place which would negatively affect the property.





## Key Features

- Four bedroom detached
- Open plan kitchen / dining room
- 21ft living room
- Study
- Cloakroom
- Ensuite to master bedroom
- Garage with home office to rear
- Utility room
- Attractive rear garden with patio
- Council tax band: F, EPC: B

## The Location

East Hendred is situated between Wantage and Harwell having two country pubs, village shop, community centre, The Hendreds Pre-School and Church of England Primary School and St Amand's Catholic Primary School. 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 schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday.



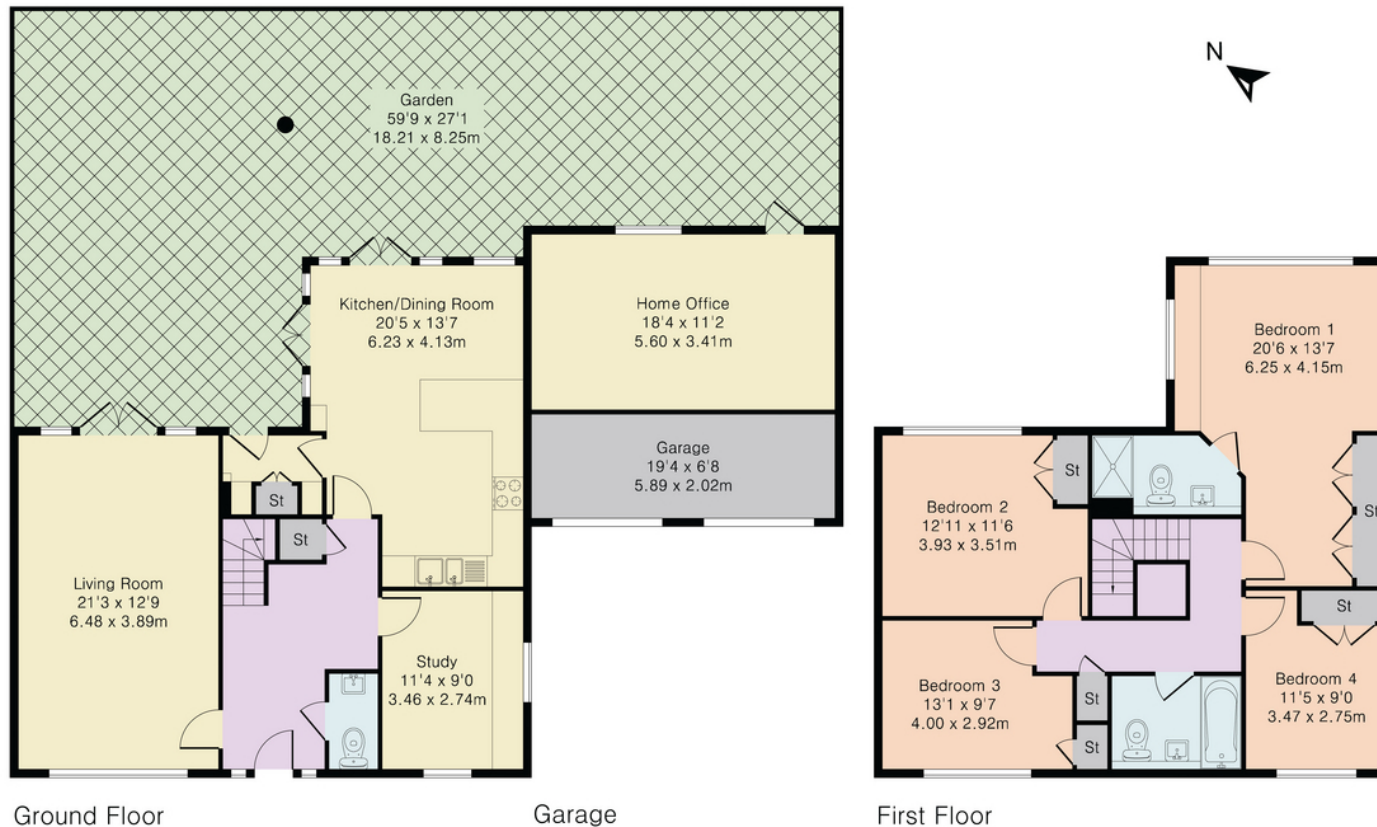


## Approximate Gross Internal Area 2009 sq ft - 186 sq m

Ground Floor Area 830 sq ft – 77 sq m

First Floor Area 830 sq ft – 77 sq m

Garage Area 349 sq ft – 32 sq m



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](mailto:wantage@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD  
SALES LETTINGS