



Ridgeway Close, East Hendred, OX12 8GF
£700,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An immaculate and thoughtfully designed four-bedroom detached home, set in the picturesque and highly sought-after village of East Hendred, this delightful property enjoys far-reaching countryside views and a double garage.

The spacious accommodation comprises entrance hall with a convenient downstairs WC. The impressive triple-aspect living room, approximately 22 feet in length, offers ample natural light and double doors open onto the rear garden. A separate family room provides flexibility for use as a formal dining area or study.

The contemporary kitchen/breakfast room boasts solid countertops, sleek handleless cabinetry, and an abundance of natural light, thanks to its position at the rear of the property. French doors open directly onto a patio area, perfect for outdoor entertaining.

Upstairs, there are four generous double bedrooms. The principal bedroom offers stunning rear views, a fitted wardrobe, and an en-suite shower room. All other bedrooms are equipped with fitted wardrobes, and a stylish family bathroom serves the rest of the home.

To the front, a driveway provides parking for several vehicles and leads to a double garage. There is side access to the charming, west-facing rear garden, which features a large patio area, a designated play area, and a lawned section.

Estate maintenance charge £179 every 6 months





Key Features

- Open countryside views
- Immaculate four-bedroom detached home
- Triple-aspect living room
- Modern kitchen/breakfast room
- Four generous double bedrooms
- Double garage and driveway parking
- West-facing rear garden
- Flexible second reception room
- Master bedroom with ensuite shower room
- 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.

Some material information to note: Freehold property. Mains gas, 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 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.

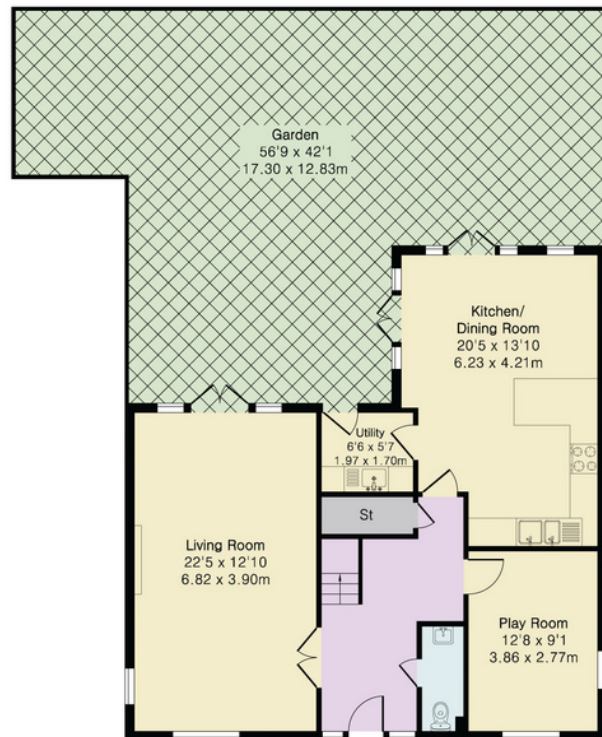


**Approximate Gross Internal Area 1762 sq ft - 164 sq m
(Excluding Garage)**

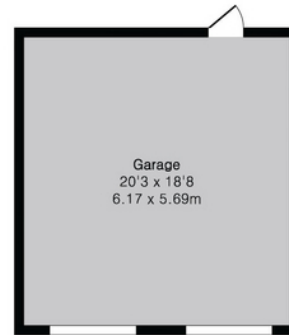
Ground Floor Area 881 sq ft – 82 sq m

First Floor Area 881 sq ft – 82 sq m

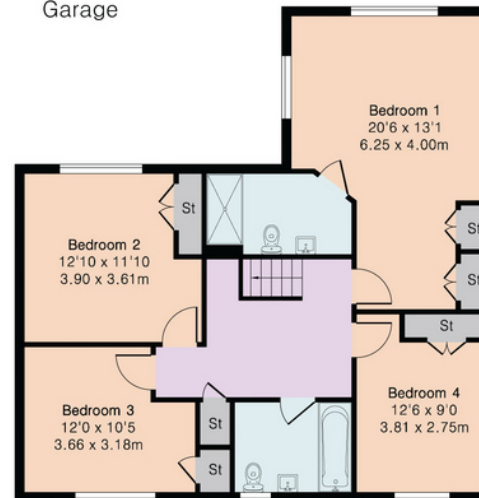
Garage Area 378 sq ft – 35 sq m



Ground Floor



Garage



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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