



The Greenway, West Hendred, OX12 8RG
Guide Price £650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A charming four-bedroom detached Victorian barn conversion, enjoying countryside views and nestled in a highly sought-after village location, just a short distance from local shops and amenities.

The ground floor features a welcoming entrance hallway leading into a stunning sitting room, complete with wooden flooring, exposed brickwork, original beams, and access to a cloakroom via a connecting utility room.

Delightful archways add to the period charm and open into a formal dining area, perfect for entertaining. The spacious kitchen is well-equipped with an array of wall and base units, a built-in range cooker with extractor hood above, and flows seamlessly into a superb conservatory that enjoys views over the picturesque rear garden.

Upstairs, a bright and airy landing leads to four generously proportioned bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the remaining rooms are served by a contemporary family bathroom featuring both a bath and a separate shower.

The main entrance is located to the side of the property, accessed via a gated pathway. The beautifully landscaped rear garden is a tranquil haven, with a mix of patio and gravelled areas, a charming garden pond, and mature shrubs lining a meandering path that leads to a garden shed.

To the rear, there is a Right of Access over adjoining land, leading to a double carport offering convenient and secure parking. Further parking can also be found to the front of the property.





Key Features

- Four bedroom detached Victorian property
- Village location
- Three reception rooms
- Master bedroom with ensuite shower room
- Utility room
- Family bathroom
- Attractive rear garden
- Carport to rear
- Council Tax band; E, EPC Rating C





The Location

West Hendred is situated between Wantage and Harwell close to the Ridgeway for excellent walking/cycling activities and The Extraordinary Hare public house. In nearby East Hendred there are two pubs village shop pre school and two primary schools. 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 twice weekly market.

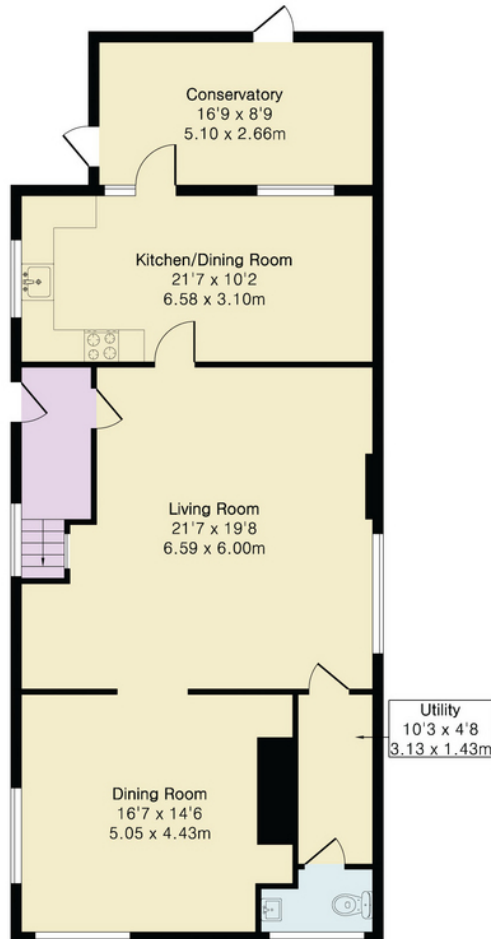
Some material information to note: Ofcom checker indicates standard and superfast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.



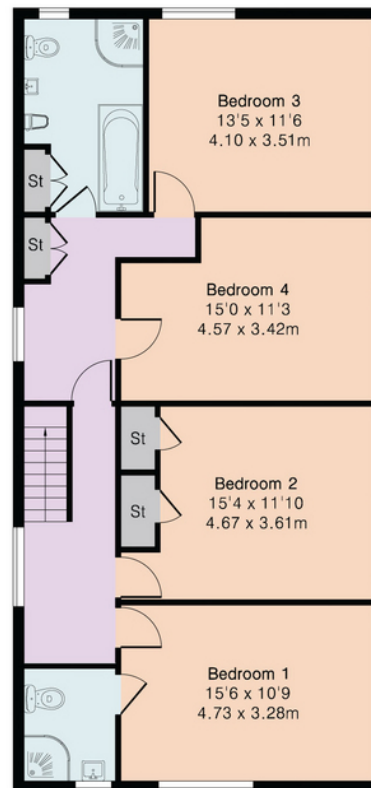
Approximate Gross Internal Area 2126 sq ft - 198 sq m

Ground Floor Area 1125 sq ft – 105 sq m

First Floor Area 1001 sq ft – 93 sq m



Ground Floor



First Floor

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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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