



STEVENTON ROAD EAST HANNEY OX12
£3,250 PER MONTH AVAILABLE 21/10/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

**Steventon Road East Hanney
OX12**

**£3,250 Per Month
Unfurnished**

 **5 Bedrooms**
 **3 Bathrooms**
 **3 Receptions**

Features

- Five Double Bedrooms, - Three Reception Rooms, - Double Garage, - Three Bathrooms, - Driveway & Gated Entrance

Council Tax

Council Tax Band G

Hamptons

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The Property

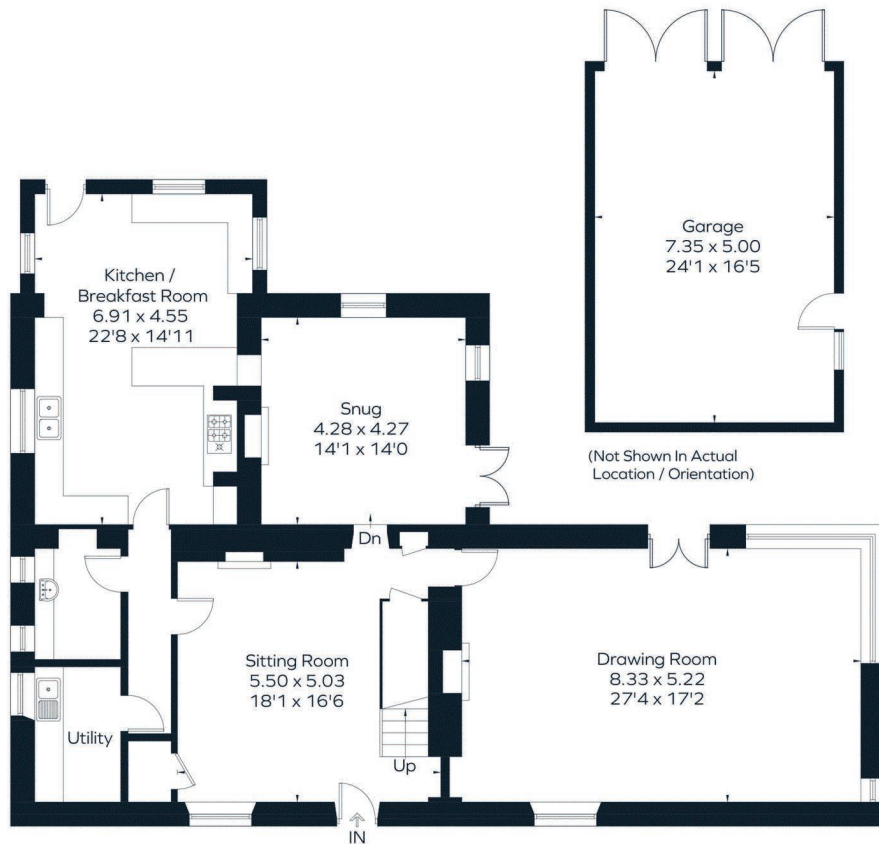
A modernized house located on the outskirts of the well-known South Oxfordshire town of East Hanney. Poundcroft House boasts spacious rooms spanning three floors, featuring a fully equipped kitchen/breakfast area, dining room, lounge, and a separate family room, all adorned with either wood or limestone floors. The main bedroom on the top floor is equipped with an ensuite bathroom and a walk-in closet. The property also includes two additional double bedrooms and two family bathrooms on the same floor. The second floor is home to two more double bedrooms, highlighted by oak beams. A driveway paved with gravel and timber gates leads to the attached garage. The garden is well-kept, with a large lawn area. Available for immediate viewing.

Outside

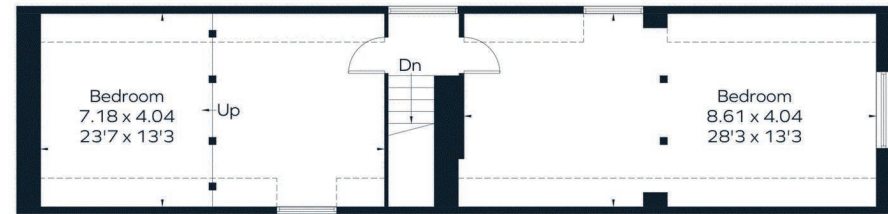
East Hanney is a charming and highly desirable rural village nestled within the picturesque Vale of White Horse. The village is host to a farm shop, sports & social club, popular primary school, an Italian restaurant, public house and the neighbouring village of West Hanney. For a more comprehensive selection of retail, leisure, and educational facilities, the nearby market towns of Wantage (4 miles), Abingdon (7 miles) and Faringdon (10 miles) are easily accessible. East Hanney has excellent road links to Oxford and Swindon via the A338. Additionally, mainline rail links to London can be accessed from Oxford, Swindon, and Didcot, providing convenient connections to London.



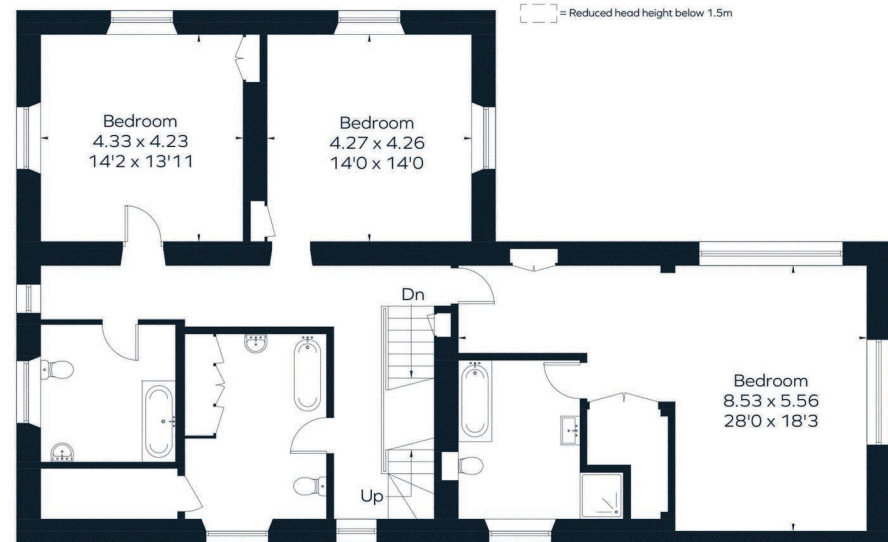
Approximate Floor Area = 353.6 sq m / 3806 sq ft
 Garage = 36.7 sq m / 395 sq ft
 Total = 390.3 sq m / 4201 sq ft



Ground Floor



Second Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #77543

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

