



1 & 2 Mill Cottages

Halls Lane, East Hanney, Wantage, Oxfordshire, OX12 0HJ



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A characterful detached period home in a unique rural setting presented to market for the first time since 1956

Wantage 4 miles | Abingdon 7 miles | Oxford 12 miles | A34 5 miles
(distances approximate)

In all about 1.35 acres (0.55 hectares)

FOR SALE BY PRIVATE TREATY



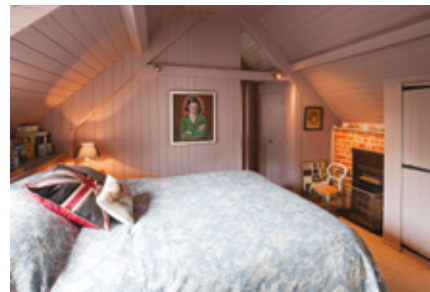
DESCRIPTION

1 & 2 Mill Cottages is a four-bedroom dwelling formed from two cottages dating from the early 19th century when the nearby water mill harnessed power from the Letcombe brook to mill grain for the surrounding farms.

Built from attractive local stone with brick highlights under a clay tiled roof, the cottage is offered in excellent decorative order and benefits from a modern timber-clad kitchen extension to the western end while offering exciting potential for further modification subject to planning permission. Period features include board lined walls and eaves to the first floor and open fireplaces throughout.

The accommodation is as shown on the floor plan and includes a spacious kitchen/dining room, two reception rooms, a bedroom with en-suite to the ground floor, three further bedrooms and a bathroom and separate w/c on the first floor, which is accessible via two staircases. A ground floor office and substantial storage space offer scope for working from home.

Extending in total to 1.35 acres, the secluded grounds are planted with cricket bat willows and bordered by the Letcombe brook to the east and a shallow fish pass to the west. The south facing cottage garden is laid mainly to lawn with occasional borders and established fruit trees. There is also a small barn adjacent to the house and an old garden outbuilding, both with potential for storage or recreational use.





LOCATION

The property is located down a quiet no-through-road on the western edge of the village of East Hanney with nearby footpaths providing access to open countryside as well as local facilities including a post-office, village shop, two public houses and a primary school which is rated 'Good' by Ofsted.

The village is a short distance to the north of the market town of Wantage, and historic Abingdon-on-Thames and Oxford are both easily accessible. There are regular bus services to Oxford and local towns including Didcot (8 miles) from where frequent trains to London Paddington take less than 45 minutes. The A34 trunk road (linking the M40 and M4 motorways) is within five miles.

what3words: ///swing.unscathed.teaches

GENERAL REMARKS & STIPULATIONS

Services

Mains water and electricity. Private drainage.

Driveway

The property has a gravelled parking area which is accessed from the public highway passing to the front of Lower Mill.

Method of Sale

The property is offered for sale by private treaty as a whole.

Health and Safety

We ask you to be as vigilant as possible to any potential risks when making your inspection.

Viewings

Strictly by Appointment with the Agents. Please contact Jeremy Loxton or Harriet Price to arrange a viewing.

Local Authority

Vale of White Horse District Council
<https://www.whitehorsedc.gov.uk>

The Property is Council Tax Band E.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for VAT purposes such tax will be payable in addition.

Plans

Plans included within these particulars are based upon Ordnance Survey data and are for reference and identification purposes only. All measurements and distances are approximate.

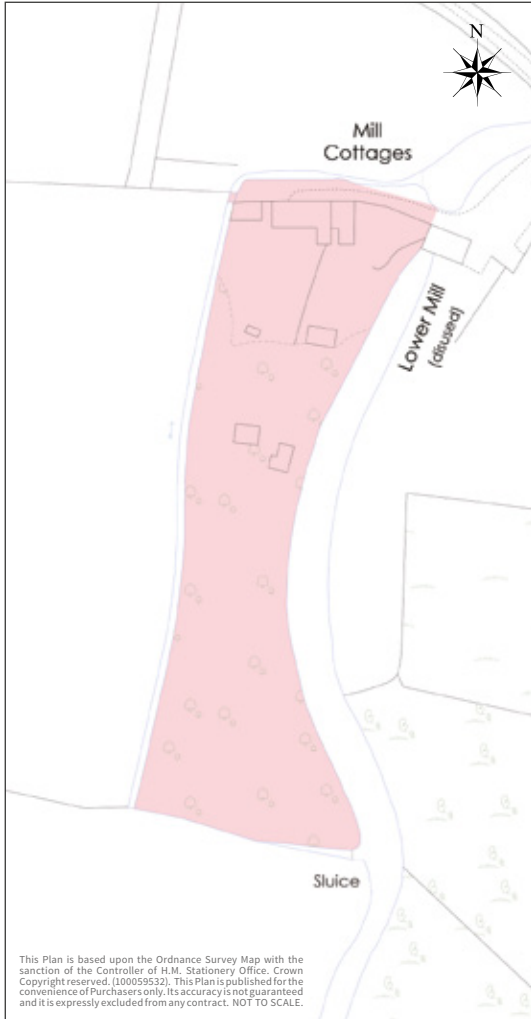
Directions

If approaching East Hanney on the A338 from the north (Marcham) turn right onto Main Street, or from the South (Wantage) turn left, and then immediately right again onto The Green. Follow The Green for approximately 200 metres and then turn left on to Halls Lane. The property is located at the end of Halls Lane to the right of Lower Mill.

For Further Information

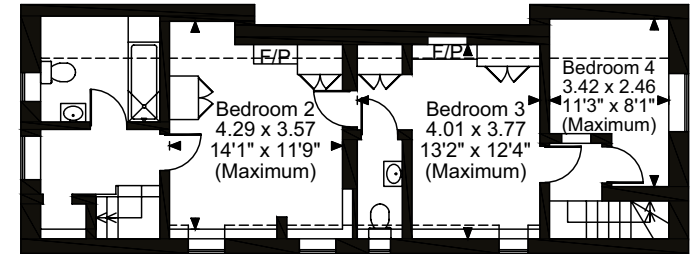
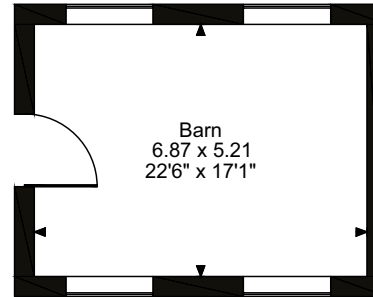
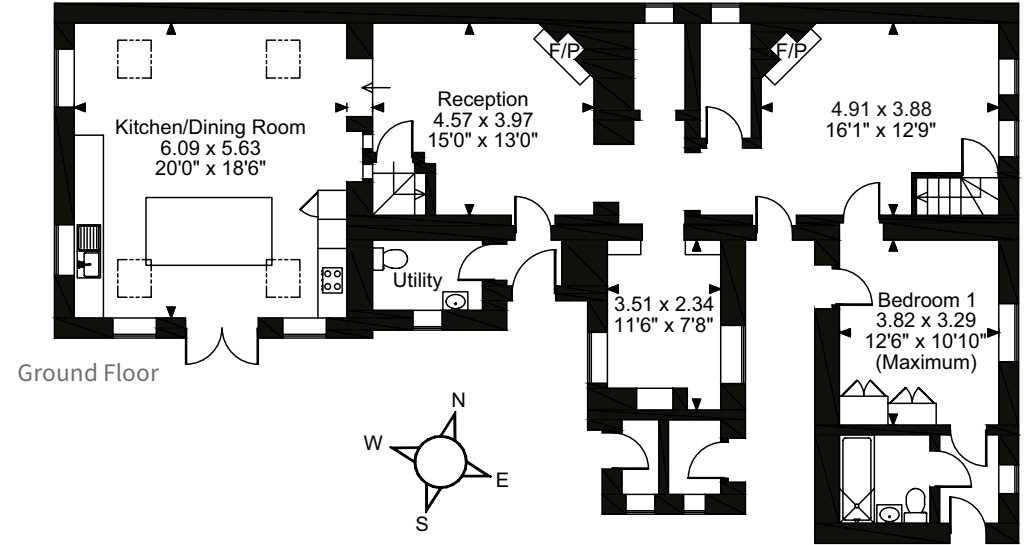
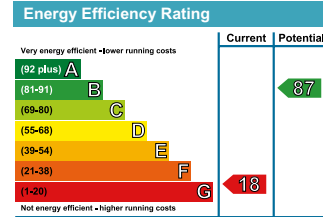
Please contact Jeremy Loxton or Harriet Price on 01235 862888 or alternatively email:

jeremy.loxton@brown-co.com | harriet.price@brown-co.com
oxford@brown-co.com



1 & 2 MILL COTTAGES
 Approximate Gross Internal Area:
 Main House = 1895 sq ft / 176 sq m
 Barn = 385 sq ft / 36 sq m
 Total = 2280 sq ft / 212 sq m

For identification only - Not to scale



--- Denotes restricted head height

IMPORTANT NOTICES

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