



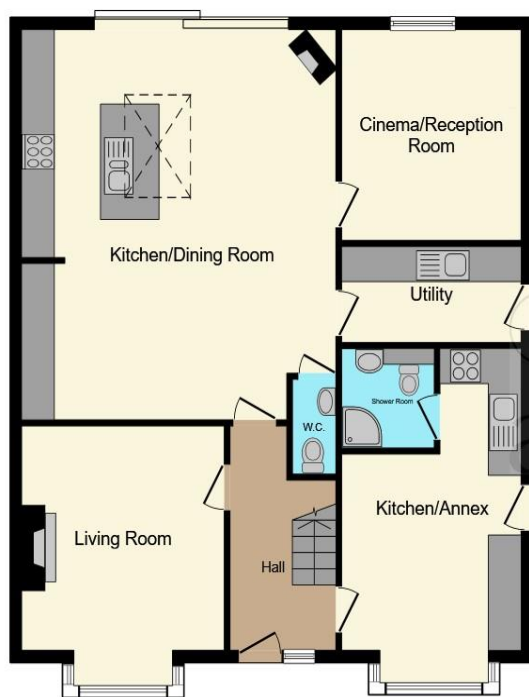
Winter Lane, West Hanney, Wantage, OX12 0LF

Welcome to

Winter Lane, West Hanney, Wantage

Allen & Harris are very pleased to offer this extended and fully renovated four bedroom, semi-detached family home. In brief the property is accessed via a gated driveway providing off-road parking, leading to the front door giving access to the entrance hall. There is a separate lounge with box bay window, feature fireplace and wood burning stove. A modern open plan kitchen dining family space with bi fold doors to rear garden, lantern sky light window and island with wine chiller. There is space for American style fridge freezer and double oven, as well as an integrated dishwasher, Quartz work tops, Travertine tiled flooring, and wood burning stove. A further separate reception room being used as a cinema room leads off the kitchen. Other features of the ground floor include a cloakroom, utility room with door to side and plumbing for washing machine and space for tumble dryer. To the first floor there are four bedrooms, an en-suite bathroom with separate double shower cubicle and a family bathroom. There is a self-contained annexe accessed via the side of the property with living / bedroom area with bay window to front aspect, kitchenette including stainless steel sink and drainer, space for fridge and fitted electric hob and a fully tiled shower room with shower cubicle, low level WC and wash hand basin. There is an enclosed rear garden which is laid to lawn with paved patio area, a further gravelled seating area and an insulated studio room with bar area.

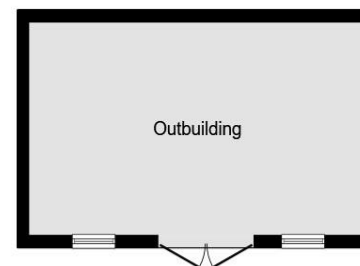




Ground Floor



First Floor



Outbuilding

Entrance Hall

Downstairs Cloakroom

Lounge

14' 4" into bay window x 12' 6" (4.37m into bay window x 3.81m)

Kitchen/Family Room

21' 10" narrowing to 18'5 x 18' 10" narrowing to 15'10 (6.65m narrowing to 18'5 x 5.74m narrowing to 15'10)

Utility Room

11' 5" x 5' 5" (3.48m x 1.65m)

Bedroom One

15' 3" x 11' 4" (4.65m x 3.45m)

En-Suite

Bedroom Two

11' x 8' 11" (3.35m x 2.72m)

Bedroom Three

10' 10" x 10' (3.30m x 3.05m)

Bedroom Four

7' 10" x 7' 1" (2.39m x 2.16m)

Bathroom

Annexe

Living / Bedroom

14' 11" min plus bay x 11' 4" (4.55m min plus bay x 3.45m)

Shower Room

Outbuilding

11' 5" x 20' 3" (3.48m x 6.17m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Winter Lane, West Hanney, Wantage

- Four Bedroom Semi Detached House
- Self-Contained One Bedroom Annexe
- Open Plan Kitchen Dining Family Area
- Cinema Room
- Utility Room

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£600,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/DID106736



Property Ref:
DID106736 - 0003

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