

# HILLIER & WILSON



Orchard Lane, East Hendred, Wantage, OX12 8JW

## Orchard Lane East Hendred

A beautifully presented Grade II Listed cottage, dating back to the mid 1600's, located in the sought after village of East Hendred. The charming residence, formally a farmhouse, is situated in a private, gated courtyard and boasts an abundance of characterful features such as exposed beams and Inglenook fireplaces, whilst other benefits include gas central heating. The ground floor comprises family room with Inglenook fireplace/log burner, sitting room also with Inglenook fireplace/log burner, study, cloakroom, hall with access down to the cellar, kitchen, shower room and dining room with vaulted ceiling and oak staircase leading to the gallery/snug. The first floor offers two double bedrooms, family bathroom and walk-in storage cupboard; whilst the second floor has two double bedrooms and eaves storage. Externally there is a courtyard garden, providing space for alfresco dining, and access to the property behind secure, private gates. East Hendred is a highly desirable village which offers two reputable public houses and a village shop with a post office. There is also a community centre, sports club and bus service. Schooling in the area is very good with a pre-school and two primary schools in the village. Wantage, Didcot and Abingdon are just a short drive away; with Didcot Parkway station providing fast rail service into London Paddington.





- FOUR BEDROOM GRADE II LISTED COTTAGE
- DATING BACK TO THE MID 1600'S
- LOCATED IN THE SOUGHT AFTER VILLAGE OF EAST HENDRED
- ABUNDANCE OF CHARACTERFUL FEATURES
  - EXPOSED BEAMS AND INGLENOOK FIREPLACES
  - GATED COURTYARD DEVELOPMENT

Services:

Mains services are connected

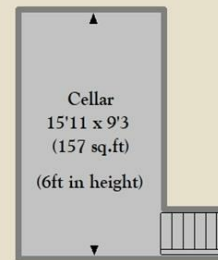
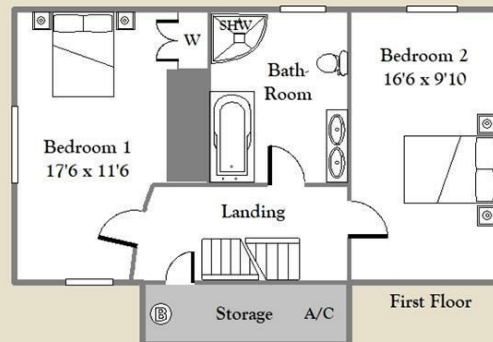
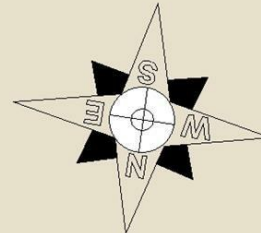
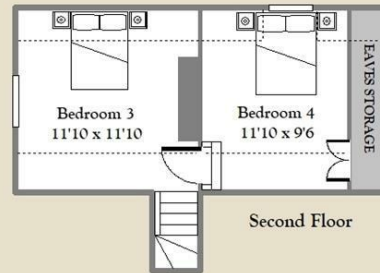
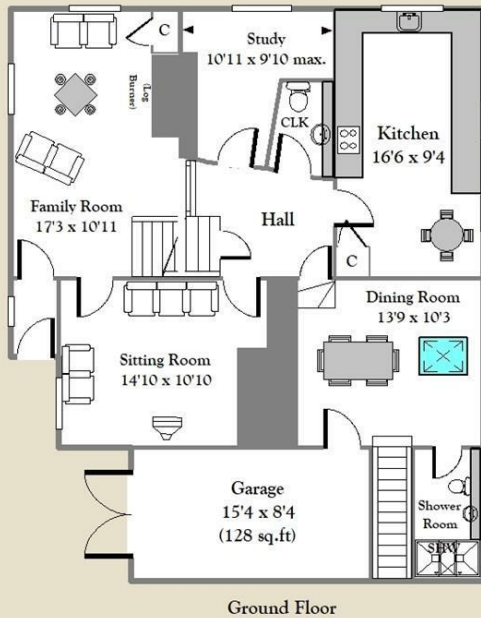
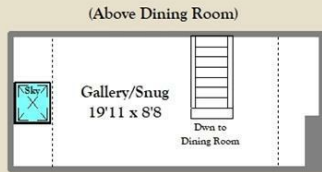
EPC: N/A - Grade II Listed

Council Tax: Band D



# Orchard Lane, East Hendred

APPROX. GROSS INTERNAL FLOOR AREA 2407 sq.ft (223 sq.m) (Including Garage)  
For identification only - Not to scale - Hillier & Wilson LTD



Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.