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Description

This spacious four-bedroom semi-detached home boasts generous front and rear gardens, complemented by ample driveway parking. Situated on the edge of the sought-after village of West Hanney near Wantage, this property offers a blend of modern updates and versatile living spaces in a tranquil, established residential area. An outstanding feature of the property is the ground-floor bedroom, located conveniently next to the family bathroom, providing excellent future-proofing potential. Alternatively, this space can be reimagined as a sizable home office, hobby room or guest room. Upstairs, three additional bedrooms are served by a well-appointed shower room, ensuring comfort for family and guests alike. The property has undergone improvements in recent years, including upgrades to the kitchen/breakfast room, bathroom, and shower room with décor and flooring also being refreshed. Large windows throughout the house allow natural light to flood the airy, inviting interiors. An eye-catching feature window on the first-floor landing further enhances the bright, open ambience. Outside, the rear garden is a true highlight, featuring a patio perfect for outdoor entertaining, a traditional lawn, and thoughtfully designed "garden rooms" that create functional and attractive outdoor spaces. At the bottom of the garden, a bespoke timber cabin adds versatility. Fully insulated and equipped with double-glazed doors and windows, lighting, and power, this space is ideal as a studio, workshop, or additional office. This delightful home combines the charm of village living with modern convenience, making it a fantastic choice for families, professionals, or anyone seeking flexible living options.





Location

East & West Hanney are attractive Oxfordshire villages benefiting from good communication links to Wantage and beyond, with Didcot Parkway approx. 9 miles away, Oxford around 12.5 miles distant and Swindon approximately 17 miles off. Featuring two public houses, The Black Horse & The Plough, which many local residents now own, and both Indian & Italian Restaurants, these thriving communities also boast a community shop, tennis, football, bowls, and cricket clubs and a busy social scene. Village life is enhanced by excellent access to



the beautiful surrounding Oxfordshire countryside, for ramblers and cyclists alike. In this modern age, the village website; <http://www.thehanneys.org.uk/> is a superb medium to integrate into all that these lovely villages have to offer.

what3words

w3w.co/news.drums.cheetahs.

Tenure

Freehold.

Council Tax Band

E.





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Peacehaven, Main Street, West Hanney, OX12 0LH

Approximate Gross Internal Area = 134.0 sq m / 1442 sq ft

Reduced Headroom / Eaves = 2.2 sq m / 24 sq ft

Garden Cabin = 12.0 sq m / 129 sq ft

Total = 148.2 sq m / 1595 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Ofcom

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted this link then please click on our attached PDF brochure and click on the link there. If the subject property is a new build then please refer to the developer's specification.

Utilities

All mains services connected.

Heating Type

Gas-fired central heating to radiators.

EER

D.

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CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

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DATA PROTECTION ACT 2018

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