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Description

Nestled within an exclusive gated development of just six distinguished homes, this beautifully presented four-bedroom detached residence offers the perfect blend of modern luxury and timeless elegance. Built in 2019, offered with no onward chain, whilst benefiting from the remainder of a 10-year NHBC warranty, this stunning property is centrally positioned in the heart of a highly sought-after village. Designed with contemporary family living in mind, the home boasts spacious open-plan accommodation featuring high-quality fixtures and fittings throughout. The generous sitting room is a warm and inviting space, enhanced by a ClearView wood-burning stove, while the superb family kitchen/dining area impresses with sleek quartz worktops and premium AEG appliances. A well-equipped utility room and a dedicated study provide additional functionality. Upon entering, a striking oak and glass staircase takes centre stage in the impressive entrance hall, leading to four generously sized double bedrooms, two of which benefit from stylish ensuite bathrooms, while a modern family bathroom serves the remaining bedrooms. Dual zone heating helps keep utility bills low. Outside, a large rear garden provides ample space for relaxation and entertaining, complete with a shed and log store. To the front, a west-facing patio captures the evening sun, complementing the detached double garage and private driveway parking. This exceptional home offers a rare opportunity to enjoy luxurious living in an exclusive village setting. Viewing is highly recommended.

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 is now owned by many local residents 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/button.swerving.journals.

Tenure

Freehold.

Estate Service Charge

TBC.

Ofcom

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted

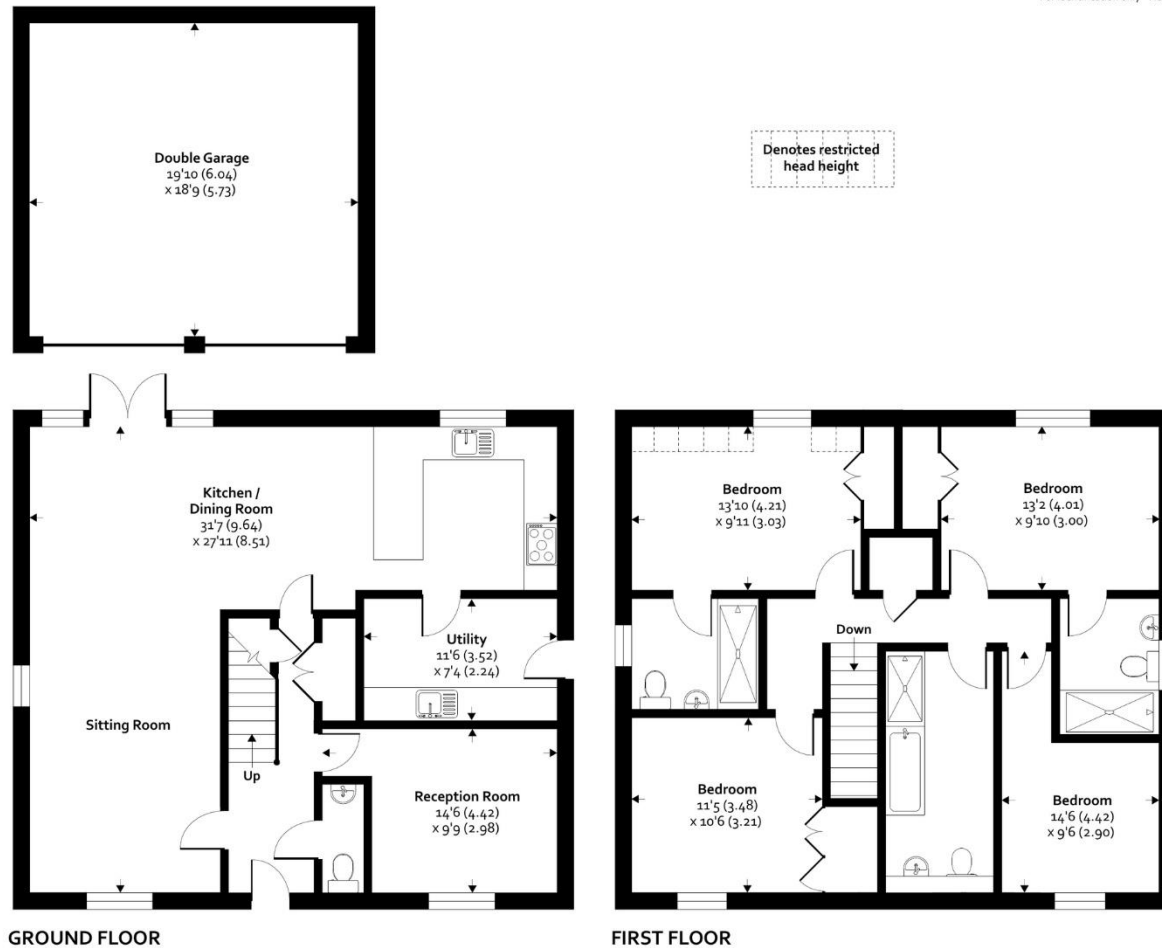




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6 Aldworth Close, East Hanney, Wantage, OX12 oFS

Approximate Area = 1767 sq ft / 164.2 sq m
Including Limited Use Area(s) = 15 sq ft / 1.4 sq m
Garage = 373 sq ft / 34.7 sq m
Total = 2155 sq ft / 200.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Green & Co. REF: 1208964

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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

B.

Council Tax Band

F.

33 Market Place, Wantage, Oxon, OX12 8AL

t:01235 763562

e:sales@greenand.co.uk

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in any way without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.