

GREEN & CO





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Description

A superb five-bedroom family home situated in the sought-after village of East Hanney, tucked away on the edge of this modern residential development. Features include a spacious sitting room, bright and airy kitchen/dining room, entrance hall, fantastic master bedroom with ensuite shower room and dressing room, three further double bedrooms, one of which offers another ensuite shower room, a single bedroom currently being utilised as a home office and family bathroom. Outside offers a low maintenance rear garden with a large patio and timber decking, an integral double garage and driveway parking completes this lovely home. This superb five-bedroom family home offers an exceptional blend of modern comfort and village charm. Upon entering, you are welcomed by a spacious entrance hall that sets the tone for the generous proportions found throughout the home. The generous sitting room serves as a perfect space for relaxation and family gatherings. The heart of the home is the bright and airy kitchen/dining room, thoughtfully designed to cater to both everyday living and entertaining. This space seamlessly integrates modern appliances with stylish finishes. A fantastic master bedroom with ensuite shower room, three additional double bedrooms offer generous accommodation, one of which includes another ensuite shower room. A fifth single bedroom is currently utilised as a home office, offering flexibility to suit your lifestyle needs. The family bathroom is elegantly appointed, serving the additional bedrooms with style and functionality. The property also benefits from an integral double garage and driveway parking, ensuring ample space for vehicles and storage. This delightful home combines spacious living areas with thoughtful design elements, making it an ideal choice for families seeking comfort and convenience in the picturesque village of East Hanney





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

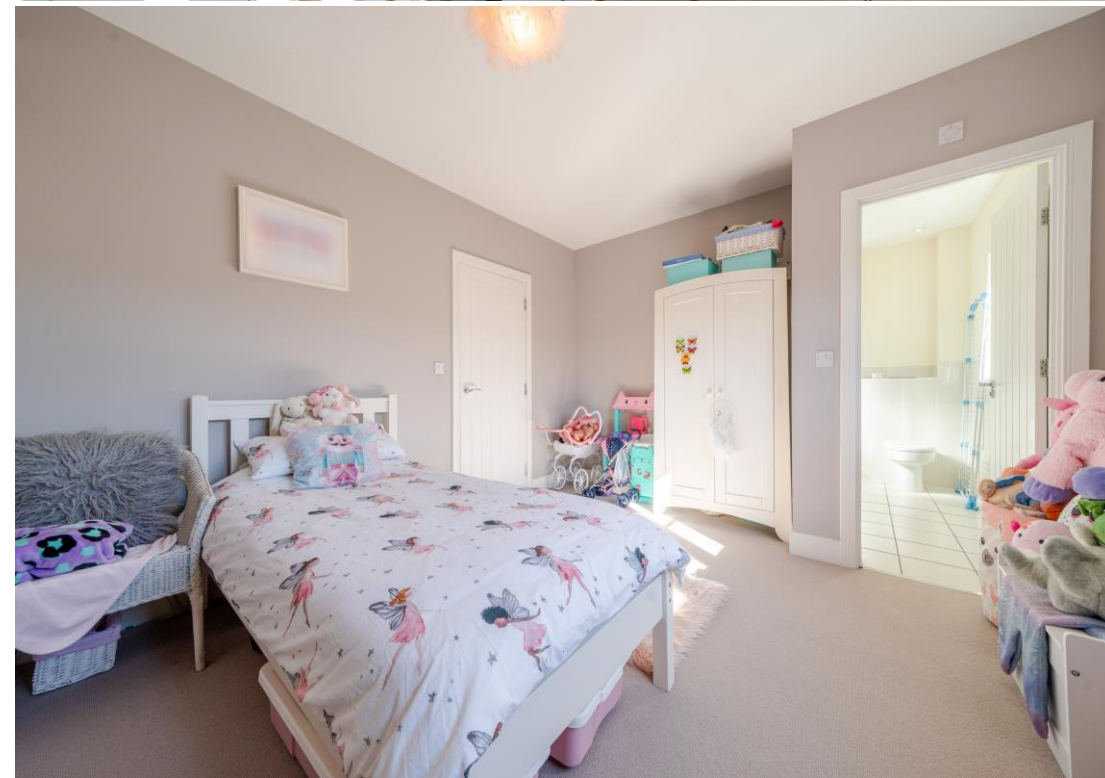
check <https://what3words.com/pizzas.hooks.seabirds>

Tenure

Freehold.

Estate Service Charge

Half yearly service charge £266.84

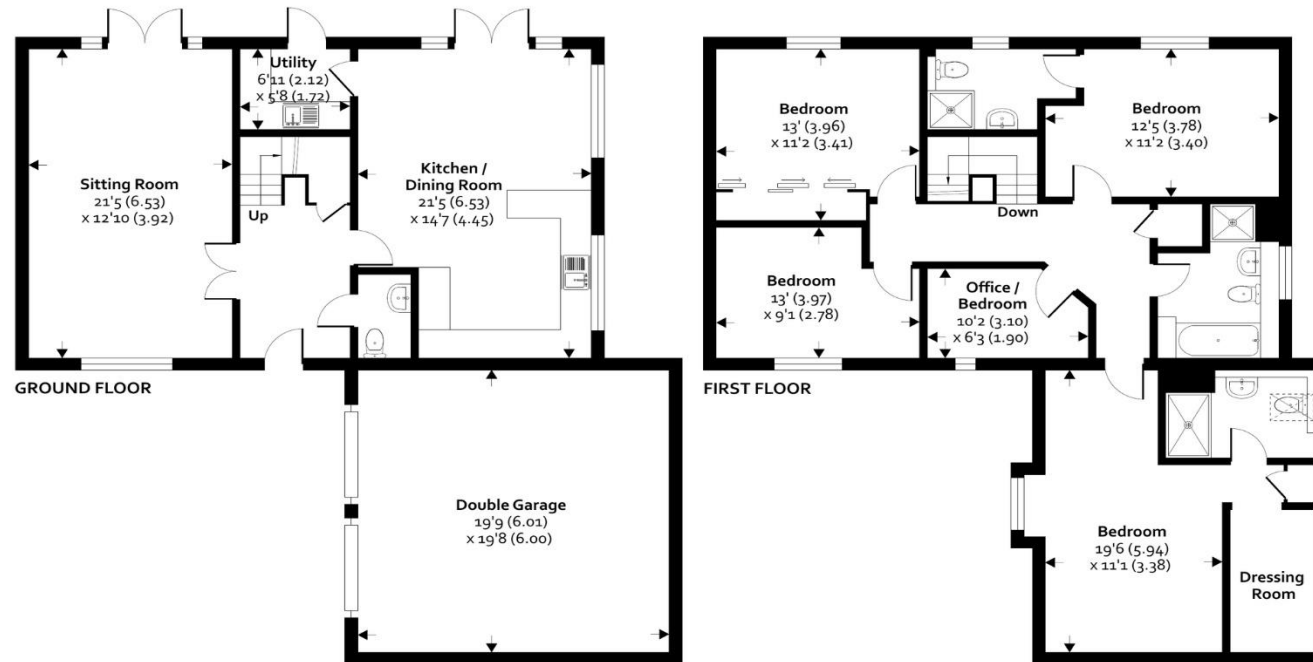




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5 Stevenson Close, East Hanney, Wantage, OX12 oFF

Approximate Area = 188g sq ft / 175.4 sq m
Garage = 388 sq ft / 36 sq m
Total = 2277 sq ft / 211.4 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). © nñchecom 2025. Produced for Green & Co. REF: 1255886

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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

C.

Council Tax Band

G.

33 Market Place, Wantage, Oxon, OX12 8AL

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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.