

GREEN & CO





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Description

Nestled in the heart of this sought-after village, this superb four-bedroom detached bungalow offers spacious and versatile accommodation, ideal for a variety of lifestyles. The property features a generous entrance hall, a large and light-filled sitting room, a formal dining room, and a bright conservatory that overlooks the garden. The well-equipped kitchen/breakfast room is complemented by a practical utility room. There are four well-proportioned bedrooms and two modern shower rooms, offering flexible living space for families or guests. Outside, the property is set within beautifully mature gardens, featuring a covered patio area perfect for outdoor dining and entertaining. The garden also enjoys direct access to the scenic Letcombe Brook, enhancing the property's tranquil setting. Additional benefits include multiple storage sheds, a detached garage with power and light, and ample driveway parking. A rare opportunity to acquire a spacious bungalow in a highly desirable location; early viewing is strongly recommended.

Location

Nestled in the heart of Oxfordshire, the picturesque twin villages of East & West Hanney offer the perfect blend of rural charm and modern convenience. Ideally situated just 9 miles from Didcot Parkway, 12.5 miles from the historic city of Oxford, and around 17 miles from Swindon, residents enjoy effortless connections to nearby market towns and beyond. Both villages boast a vibrant community spirit, with two much-loved pubs — The Black Horse and The Plough (proudly owned by local





residents!) — alongside popular Indian and Italian restaurants. For day-to-day essentials, there's a thriving community-run shop, while sports enthusiasts are spoilt for choice with active tennis, football, bowls, and cricket clubs. The Hanneys truly shine when it comes to social life and outdoor pursuits. The villages offer direct access to the stunning Oxfordshire countryside, making them a haven for walkers, cyclists, and anyone seeking a breath of fresh air. Regular events, clubs, and activities



what3words

[w3w.co/perfumes.tractor.hears](https://www.what3words.com/perfumes.tractor.hears)

Tenure

Freehold.

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.

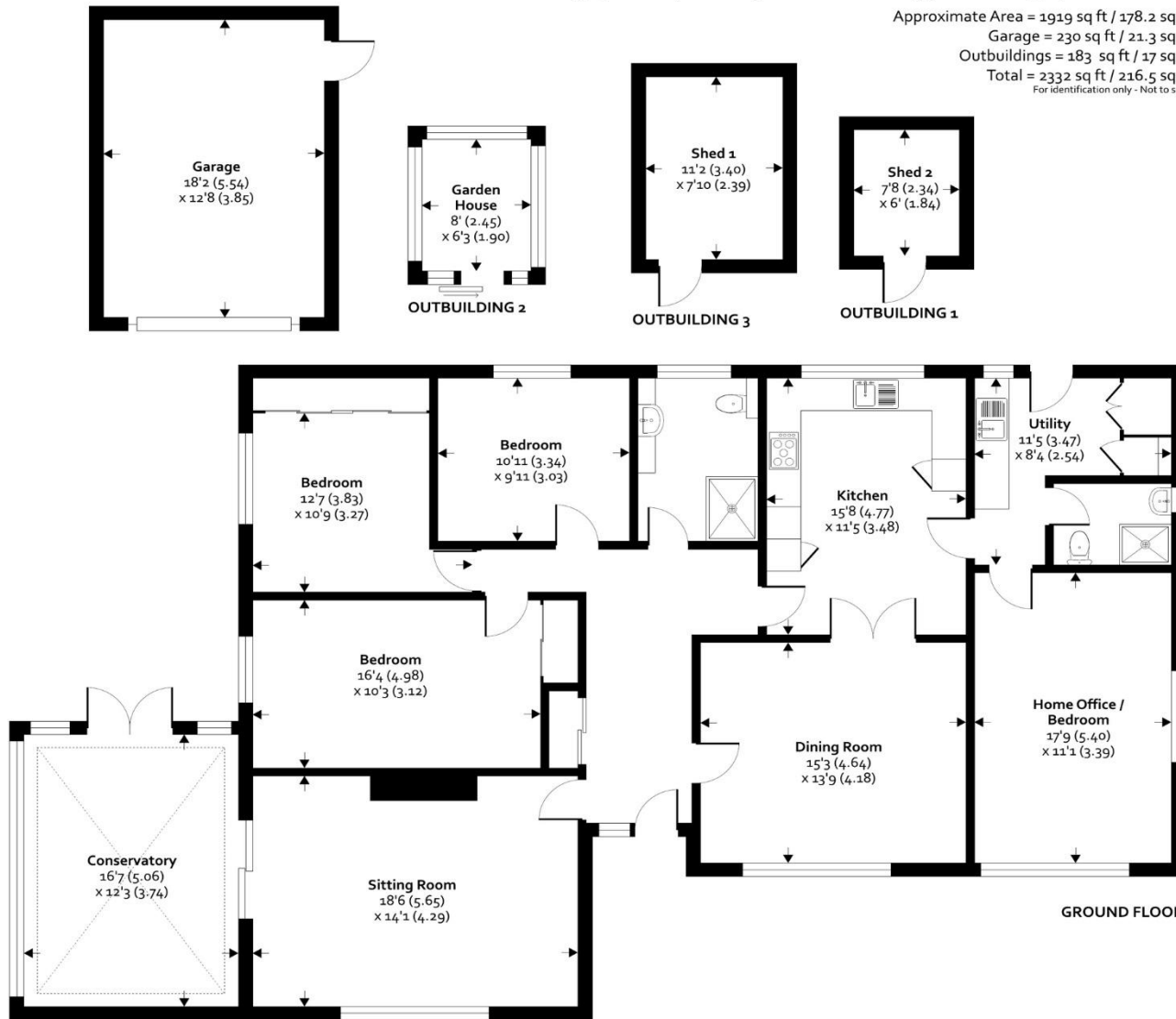




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Watersedge, Berry Lane, East Hanney, Wantage, OX12 oJB

Approximate Area = 1919 sq ft / 178.2 sq m
 Garage = 230 sq ft / 21.3 sq m
 Outbuildings = 183 sq ft / 17 sq m
 Total = 2332 sq ft / 216.5 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). © nichecom 2025. Produced for Green & Co. REF: 1282776



Utilities

All mains services connected.

Heating Type

Gas-fired central heating to radiators.

EER

B.

Council Tax Band

F.

Material Information

The title contains restrictions including not to erect any building other than a detached single storey dwelling house either with or without garages and necessary outbuildings upon the land hereby conveyed or any part thereof.

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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 anyway 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.