

Orchard Barn

West Hanney, Wantage, Oxfordshire





A well-positioned and beautifully presented five bedroom family home, located at the end of a cul-de-sac with field views.

Oxford 17 miles, Wantage 4.4 miles, Abingdon 8.6 miles
Didcot Parkway station 8.5 miles (London Paddington 35 minutes)
(Distances and time approximate)



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Summary of accommodation

Main House

Ground floor: Entrance hall | Sitting room | Kitchen/breakfast room | Conservatory | Study | Utility room | Cloakroom | Double garage

First floor: Principal bedroom with en suite | Second bedroom with en suite | Three further bedrooms | Family bathroom

Situation

Times and distances are approximate.



West Hanney is a popular village located in the South Oxfordshire countryside. West Hanney and East Hanney, collectively known as the Hanneys, offer an excellent community atmosphere. There are many amenities, including a preschool, primary school, two churches, two pubs (one of which is community-run), two restaurants, a community-run shop and post office, a farm shop, and a variety of clubs such as cricket, bowls, tennis, book, and gardening clubs.



The Hanneys enjoy good transport links, with the A34 within a short drive linking to the M40 and M4, and also Didcot Parkway Station offering a fast train service to London Paddington in about 35 minutes. Heathrow Airport is located via the A34 and M4. Locally, you can also find the highly regarded Frilford Heath Golf Club nearby, fitness at the farm, Millets Farm, and Sauna at the farm.



The village has its own state primary school, with secondary options available in Abingdon and Wantage. Independent schools in the vicinity include Cokethorpe, Cothill, Chandlings, and The Manor, all close by, along with Our Lady's Abingdon (OLA), St Helen's and St Katharine's, St Hugh's, The Manor School and Abingdon Prep School within easy reach. Christchurch, Magdalen College, St. Edward's, Radley College, and The Dragon can be found in Oxford.



Orchard Barn

Orchard Barn, built in 2008 by the current owners, is a well-proportioned family home that has been meticulously designed. The property features a fabulously light entrance and spacious sitting room, both benefiting from a partially pitched ceiling, with the sitting room also benefiting from floor-to-ceiling windows and leading to a modern glass conservatory opening directly to the garden. The kitchen/breakfast room, study, utility room, and double garage add to the home's practical appeal.

The first floor offers a balcony landing, five bedroom with built-in storage, and three bathrooms, including two en suites.

Positioned at the end of a quiet cul-de-sac on one of the largest plots, Orchard Barn enjoys rear views over open fields. The beautiful and mature gardens are thoughtfully maintained, providing a colourful and inviting outdoor space. The patio has been extended to create a seating and social area. Ample parking is available at the front of the property.





FLOOR PLAN

Approximate Gross Internal Floor Area

Main House: 326 sq m / 3,509 sq ft

Garage: 39 sq m / 419 sq ft

Total Area: 365 sq m / 3,928 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION



Property Information

Tenure: Freehold.

Services: Gas central heating, mains water, mains electrics, mains drainage.

Local Authority: Vale of White Horse District Council

Council Tax: G

EPC: C

Postcode: OX12 0LQ

What3Words: //good.lives.diver

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: September 2024. Photographs dated: August 2024. Capture Property 01225 667287.

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