



Oliver
James



Ludbridge Close,
East Hendred,
Wantage, OX12 8GB.

**Offers Over
£700,000**

Description

A good sized detached family home situated in a small close on the edge of this most sought after village.

East Hendred is located at the foot of the Berkshire Downs mid way between the market towns of Wantage and Didcot.

The property offers four double bedrooms all with excellent built-in storage, an en-suite shower room and family bathroom. The principal bedroom is 20ft in length and benefits from a double aspect.

On the ground floor the property is accessed via a light and airy reception hall with direct access to the cloakroom, study, 21ft Kitchen/dining room and double aspect sitting room with the latter two rooms accessing the rear garden via French doors. The integrated kitchen also leads directly to the separate utility room with its own door to the garden. The ground floor features engineered oak flooring and there is gas heating, a fireplace in the sitting room and double glazing.

Outside is a lovely wrap around garden with southerly rear aspect, two entertainment spaces with one private and not overlooked in the summer months and a large area of lawn.

The double garage is to the front of the property and has ample driveway parking in front of it and a personal door to the rear garden. The home office is a good size, with heating and is a separate building discreetly situated to the corner of the garden.





Location

East Hendred is a highly sought after downland village with two church primary schools, a shop/post office, two churches, a gastro pub and traditional village pub as well as an award winning Vineyard and numerous clubs and societies covering the complete age range. Nearby Wantage provides a range of comprehensive amenities including shops, banks, leisure and recreational facilities as well as a weekly market and regular farmers markets.

There is also a good selection of education provision within the local area including the excellent Abingdon and Oxford schools.

East Hendred is well situated for excellent access to the A34 leading to the M4 Newbury c.16m (South) and M40 Oxford c.15m (North) via the A417 and a main line train station to London (Paddington 45mins) via Didcot c.6m is also close at hand.

The property is close to fields for walking and cycle routes.

Agent Notes

The property is freehold and has an estate management charge of £440 per annum.

Mains services are connected including gas, drainage, water and electricity.

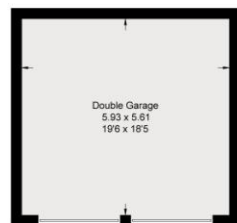
The EPC rating is B and the Council Tax is band F with the Vale of White Horse DC.

The property has not flooded in the last 5 years.





(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



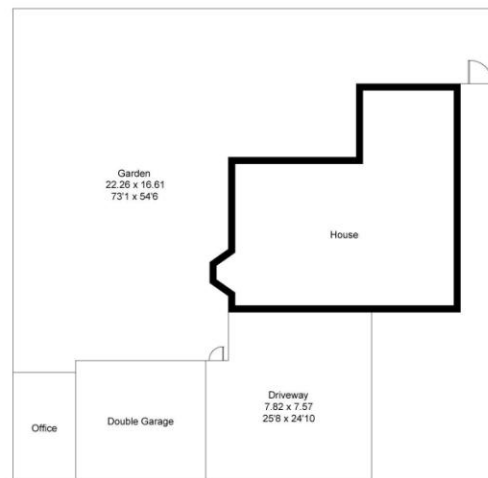
Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
Not to scale, for illustration and layout purposes only.
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Ludbridge Close, OX12
Approximate Gross Internal Area = 158.0 sq m / 1701 sq ft
Garage = 33.30 sq m / 358 sq ft
Office = 14.40 sq m / 155 sq ft
Total = 205.70 sq m / 2214 sq ft
For identification only - Not to scale

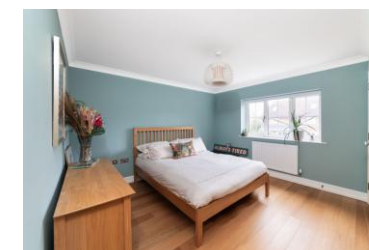


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For further information, please contact:

Abingdon Office
www.oliverjamesproperty.com

E: abingdon@oliverjamesproperty.com
T: 01235 555007



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