



Oliver  
James





White Road,  
East Hendred,  
Wantage, OX12 8JG

**£575,000**

### Description

An extended and much improved four bedroom family home in this very sought after south Oxfordshire village at the foot of the Ridgeway, offering light and airy accommodation.

Situated in a non-estate location the property provides 1622 sq ft of living space over three floors with the main hub of the house being the spacious open plan kitchen/dining/family room which leads directly out through French doors onto the west facing rear garden.

The additional ground floor accommodation include a sitting room with log burner, study and utility room. On the first floor there are three bedrooms, bathroom and a separate w.c. On the second floor there is further spacious bedroom and en-suite w.c. with wash hand basin, this room also accesses a walk-in attic space.

Central heating is gas to radiators and the property is double glazed.

Outside of the property there is an enclosed and private rear garden approaching 60ft in length, west facing with large patio, flower and shrub borders, storage shed and a pedestrian side access. To the front of the property there is excellent driveway parking and a wooden bike store.







## 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 35mins) via Didcot c.6m is also close at hand.

The property is close to fields for running, walking and cycle routes and is well connected to the Ridgeway.



## Location

The property is freehold. Mains services are connected including gas, drainage, water and electricity. The EPC rating is C and the Council Tax is band E with the Vale of White Horse DC. The property has not flooded in the last 5 years.





Denoted Restricted Head Height

# Mayfield, OX12

Approximate Gross Internal Area = 150.70 sq m / 1622 sq ft  
Shed = 12.20 sq m / 131 sq ft  
Total = 162.9 sq m / 1753 sq ft  
For identification only - Not to scale

# Oliver James

For further information, please contact:

**Abingdon Office**

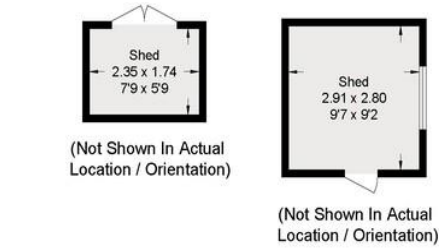
[www.oliverjamesproperty.com](http://www.oliverjamesproperty.com)

E: [abingdon@oliverjamesproperty.com](mailto:abingdon@oliverjamesproperty.com)

T: 01235 555007

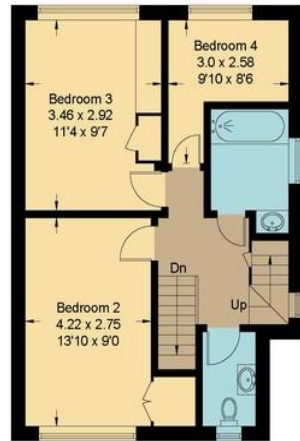


Ground Floor



(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
Not to scale, for illustration and layout purposes only.  
© Mortimer Photography. Produced for Oliver James.  
Unauthorised reproduction prohibited



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.