



DOUGLAS & SIMMONS



1, Rectory Farm Close, West Hanney
Wantage, Oxfordshire

1 Rectory Farm Close, West Hanney, Wantage, Oxfordshire, OX12 0LR

Guide Price £480,000 Freehold

This spacious three bedroom detached house, situated in this highly desirable village enjoying a good sized plot c.76 x 60' with gardens wrapping around all sides of the property, providing potential to extend subject to the usual requirements.

• Potential to extend, subject to planning approval • Good sized plot • No onward chain • Garage and parking • Delightful village location • Downstairs WC • Living/dining room • 3 good sized bedrooms • Heated high quality garden room • Kitchen



LOCATION

West Hanney is situated just to the north of Wantage and adjacent to East Hanney. Both West and East Hanney are often referred to as 'The Hanneys' in part due to their very close proximity, a field separates the two villages. The villages benefit from local pubs, Churches, St James C of E primary school and pre-school as well as a wealth of community clubs and organisations. The villages also run a community shop and have a separate local farm shop, sports field, Royal British Legion and Memorial Hall. Further information can be found on the village website www.thehanneys.co.uk. A comprehensive range of shopping, leisure and recreational facilities can be found in the nearby market town of Wantage. West Hanney is conveniently situated affording good access to the A338 which leads to the city of Oxford which is renowned for its dreaming spires. Didcot is situated to the east and provides a mainline train station to London (Paddington in approx 45 minutes)

DESCRIPTION

This spacious three bedroom detached house, situated in this highly desirable village enjoying a good sized plot c.76 x 60' with gardens wrapping around all sides of the property, providing potential to extend subject to the usual requirements. The accommodation comprises of; a living/dining room, kitchen, as well as a large high quality fully heated garden room, which as an extra reception room could serve a number of purposes. The ground floor accommodation is completed with a downstairs WC and an entrance hall. To the first floor there are three good sized bedrooms, and a bathroom and extending to add further bedrooms is also possible subject to planning. EER-tbc. Further benefits include a single garage with parking in front, it may also be possible to extend the parking area again subject to the relevant permissions. Offered to the market with the added benefit of no onward chain.

SERVICES

All mains services connected. Gas fired central heating.

FLOOR AREA

1226.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND E

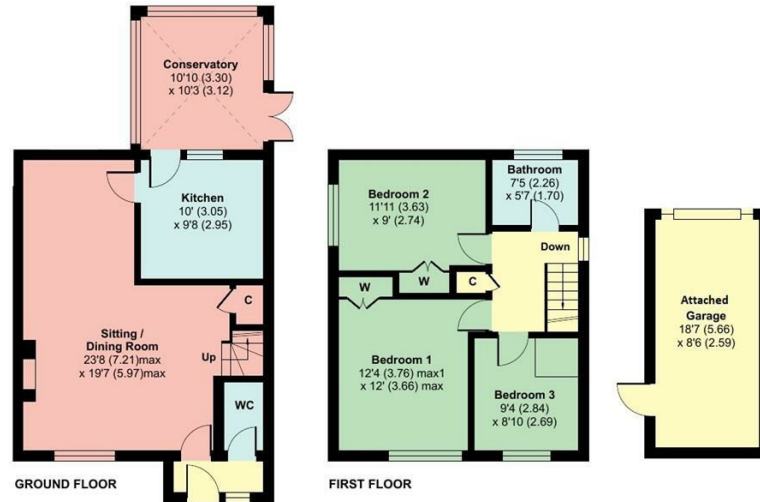


Rectory Farm Close, West Hanney, Wantage, OX12 0LR

Approximate Area = 1226 sq ft / 113.8 sq m (includes garage)

For identification only - Not to scale

Gardens measuring 76' x 60' wrapping around all sides of the property.



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Douglas and Simmons Ltd. REF: 961277

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS TO OX12 0LR

SatNav to OX12 0LR What3 words:
//roaming.motive.boggles

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

- The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- All measurements are approximate. **GRD/rd 1 Rectory Farm**

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons

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