



DOUGLAS & SIMMONS

Hafod
East Hendred, Wantage, Oxfordshire

Hafod

Horn Lane, East Hendred, Oxfordshire, OX12 8LD



A rare opportunity to acquire this detached chalet home with potential to enlarge or redevelop, enjoying a large plot, just off Horn Lane in the picturesque and desirable village of East Hendred, South Oxfordshire.

- Large plot of 1/3 of an acre
- Potential to extend or redevelop if so required
- Redecorated throughout
- Large in-and-out drive with ample parking
- Attached garage and stores (partly converted to a room)
- Delightful village location
- 2 reception rooms
- 3/4 bedrooms (one ground floor)
- Utility, ground floor WC and larder
- Kitchen/dining room

THE LOCATION

The picturesque village of East Hendred combines life in the 21st Century with a history stretching back many hundreds of years and is nestled at the foot of a chain of hills known as 'The Downs' in the historic 'Vale of White Horse'. Far from being a sleepy village, East Hendred affords two church primary schools one being a Catholic and the other Church of England, a shop and two churches. The village also has two revered country inns. Further information on a host of community clubs, events and organisations can be viewed by accessing the website <http://www.hendred.org/>.

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.5m is also close at hand.





THE PROPERTY

A rare opportunity to acquire this detached chalet home with potential to enlarge or redevelop, enjoying a large plot, just off Horn Lane in the picturesque and desirable village of East Hendred, South Oxfordshire.

Built in 1963, the large windows allow natural light to flood the freshly redecorated rooms, creating a warm and inviting atmosphere. As you step inside, you'll be greeted by a central hall leading to two spacious reception rooms, one with an open fireplace, the other could be utilised as a ground floor bedroom (No.4).

Also leading off from the hall there is also a modern re-fitted kitchen/dining room at the rear featuring a range cooker and also French doors to the private gardens. Further utilitarian accommodation includes a ground floor WC, the ever usual utility and a walk-in larder.

To the first floor, an attractive cathedral-style window floods light into the staircase and landing, which in turn gives access to three bedrooms (two doubles) and a family bathroom.

Boasting a generous plot of approximately a third of an acre, the property offers excellent potential to extend or redevelop, with an attached garage (currently converted to a room) and adjoining stores which could also be extended or converted to an annexe, subject to the usual compliance.

With an in-and-out drive there is also parking for a number of vehicles, including space for a boat, caravan or motorhome.

Don't miss the opportunity to own this delightful home in a sought-after location. Contact us today to arrange a viewing and start envisioning the life you could create in this wonderful property.

DISTANCES (All distances are approximate)

Wantage 4.2 miles (A417)

Didcot Parkway 5 miles (London Paddington c.40 mins)

Oxford 13.6 miles (A34)

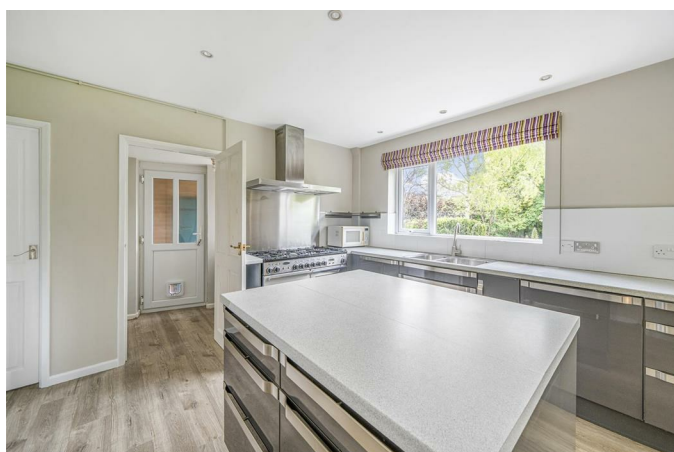
M4 13.9 miles (Chieveley J13, via A34 Chilton)

Newbury 16.5 miles (A34)

Reading 22 miles (A34, M4)

Hungerford 18.3 miles (A34 or A417, A338)

Swindon 22.8 miles (A34, M4)

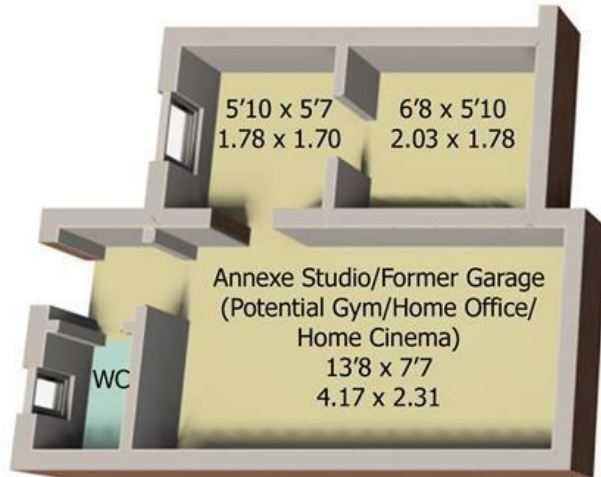
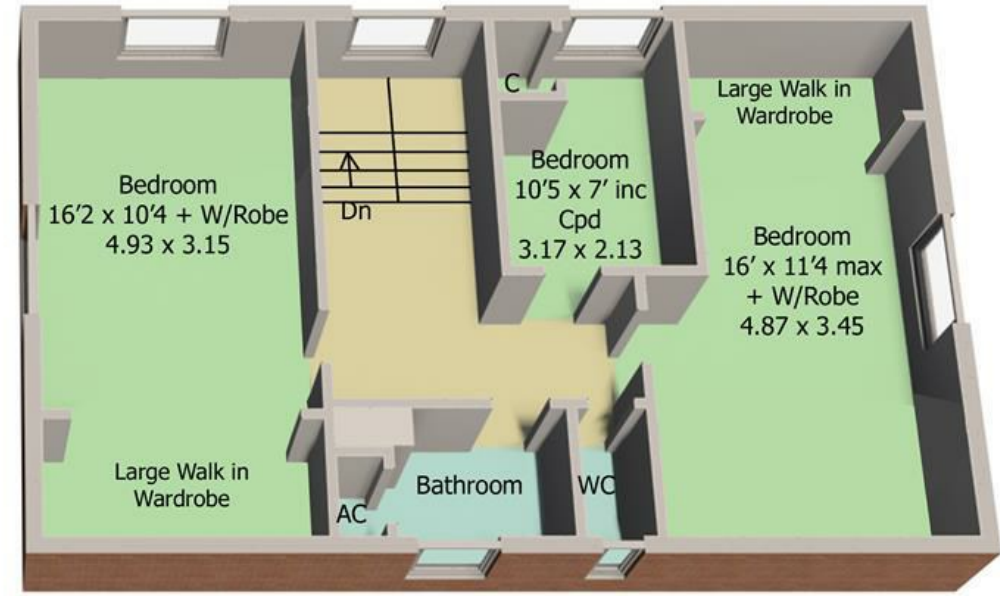
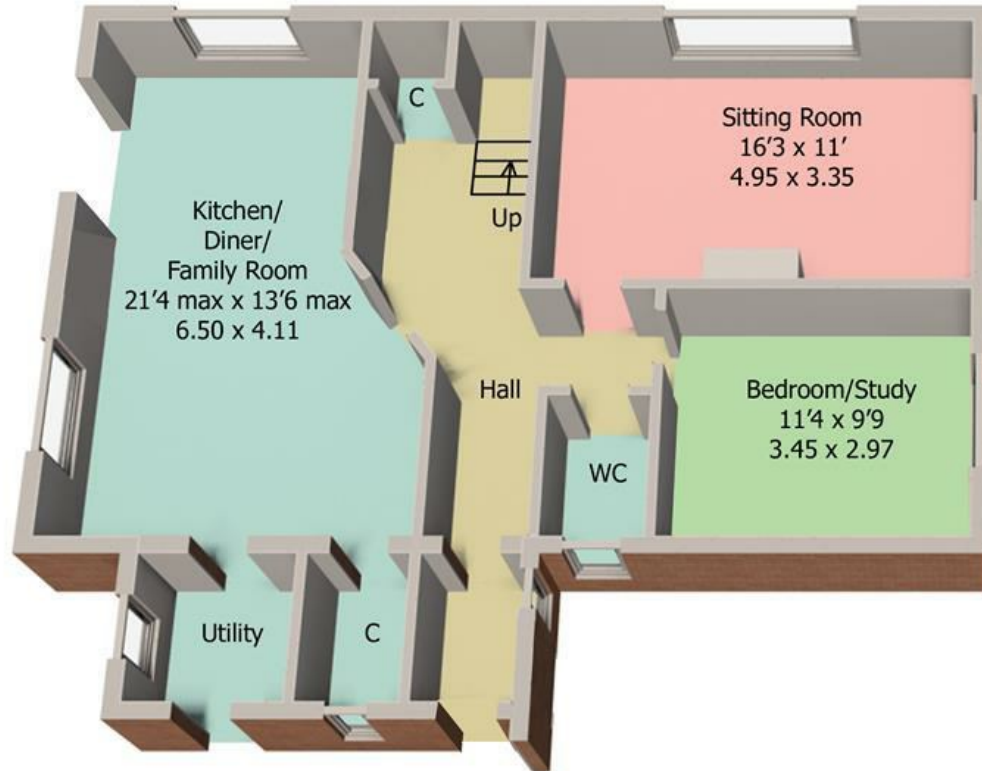
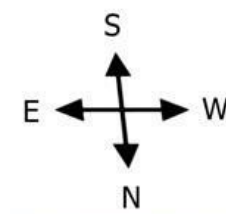






Hafod
Horn Lane
East Hendred

*For illustrative purposes only. Not to scale.
Plan indicates property layout only.
Materials used in this computer generated image
do not represent the property's interior finishes.*



Gross Internal Area -
1726 sq.ft. approx. (incl. Garage)

Ground Floor

First Floor

DIRECTIONS TO OX12 8LD

what3words: ///victor.moderated.dealings

As indicated off Horn Lane by our D&S For Sale board.

SERVICES

Mains drainage, water and electricity connected.

LPG gas via large tank.

Full fibre connection within the village

COUNCIL TAX

Vale of The White Horse District Council Band F

£3,363.03 Year 2024/2025

SERVICES

Viewings strictly by prior appointment with the sole agents Douglas & Simmons

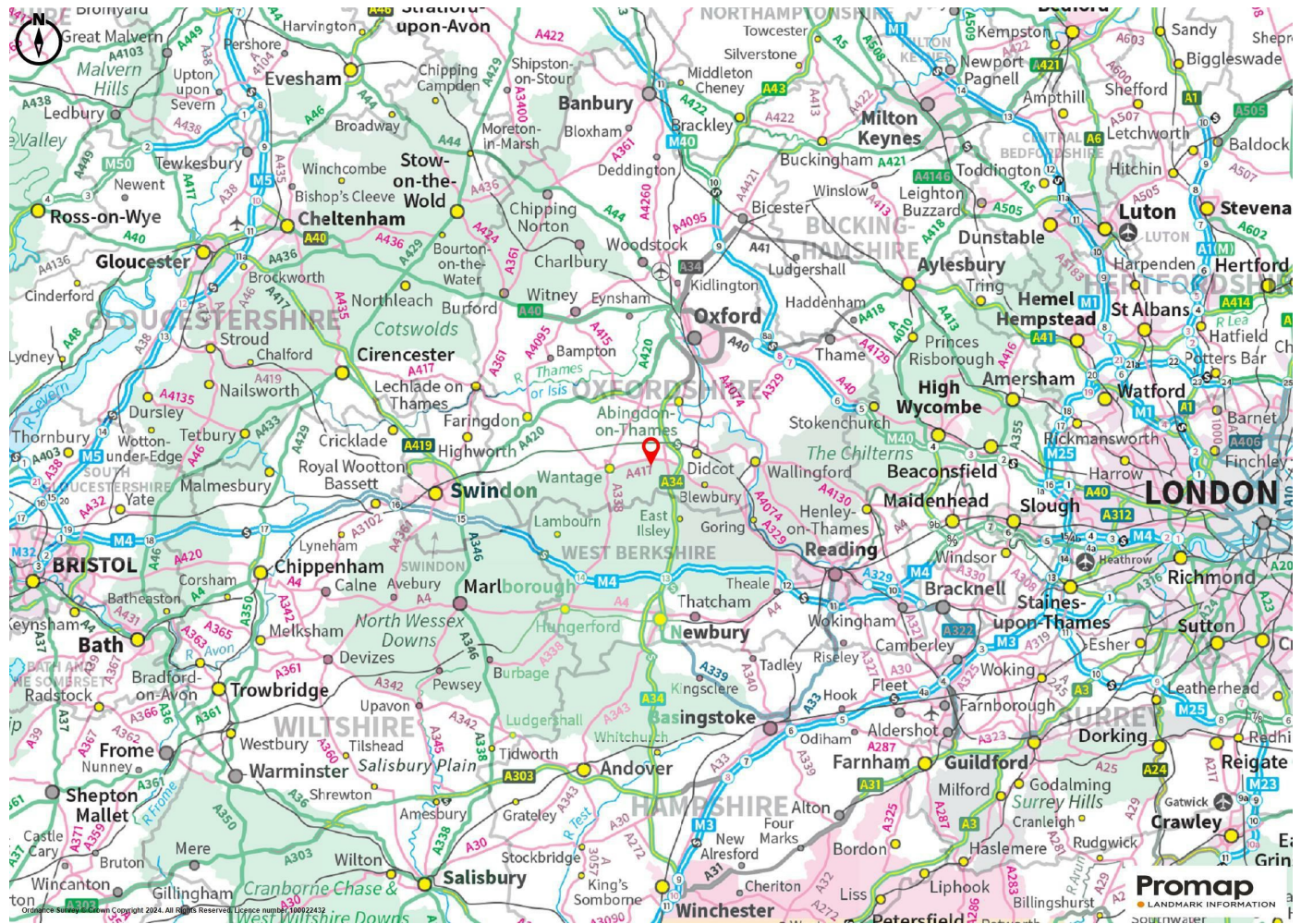
Contact: Graham Douglas MNAEA Partner

T. 01235 766222

E. sales@douglasandsimmons.co.uk

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



25 Market Place Wantage
Oxfordshire OX12 8AE

sales@douglasandsimmons.co.uk

Tel: 01235 766222

www.douglasandsimmons.co.uk



Important Notice: Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that: 1. 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. 2. 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. 3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranties in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. All measurements are approximate. 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.