



Chestnut Cottage Snuggs Lane, East Hanney OX12 0HU

Chestnut Cottage Snuggs Lane

Charming three bedroom period cottage, offering a wealth of character features including large open plan double aspect living room/dining room featuring heavily beamed ceiling and impressive open Inglenook fireplace, well situated within the heart of one of the areas most highly sought after villages, complemented by attractive gardens, sold with no ongo chain.

Chestnut Cottage is situated in a delightful location within the heart of this highly sought after village. East Hanney and the adjoining village of West Hanney offer an excellent range of amenities which are within walking distance of the cottage including village shop, church, public house, restaurants, good primary school and ample sporting facilities. Useful distances include Abingdon (Circa. 7 miles) , Wantage (Circa. 3 miles) Didcot with its useful mainline railway station to London Paddington (Circa. 10 miles) and the historic Oxford city centre (Circa. 10 miles).

Leave Abingdon via Ock street and continue across the double mini roundabouts onto the Marcham road. Proceed across the following two roundabouts and leave Abingdon using the A415, signposted Marcham. Proceed through the village of Marcham and on the other side of the village, turn left at the traffic lights onto the A338 signposted Wantage. Continue into the village of East Hanney and take the third turning on the right hand side onto the High street. Continue for some way before turning right onto Snuggs Lane where the property is found almost straight ahead, clearly indicated by the For Sale board.





Key Features

- Enclosed entrance porch leading to entrance hall with ground floor cloakroom
- Delightful and very spacious open plan double aspect living room/dining room featuring heavily beamed ceiling complemented by large attractive open Inglenook fireplace and double doors to gardens
- Well equipped double aspect kitchen
- First floor master bedroom with en-suite bathroom
- Two further first floor bedrooms (one benefitting from built in bedroom furniture and is currently used as a study) complemented by family bathroom
- Double glazed windows, recently installed mains gas radiator central heating system (efficient condensing gas boiler) and the property will be sold with no ongoing chain
- Large front gardens providing hard standing parking facilities for several vehicles which in turn lead to two large brick built garden store rooms
- The front garden also provide lawn surrounded by mature flower and shrub borders and large front patio leading to detached garden outbuilding- the whole enclosed by trees, shrubbery and fencing
- Permission has been granted to erect larger detached garden outbuilding/studio
- Delightful fully enclosed rear garden providing a sunny and private seating area

Council Tax band: E Tenure: Freehold EPC : D





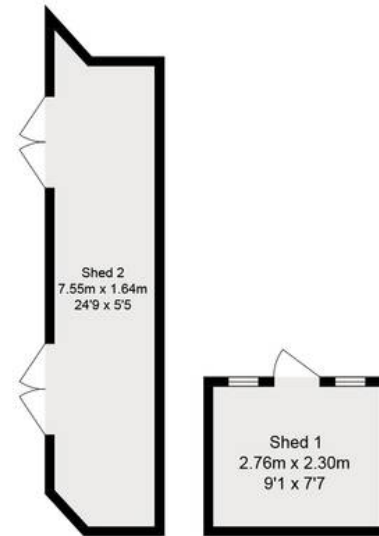




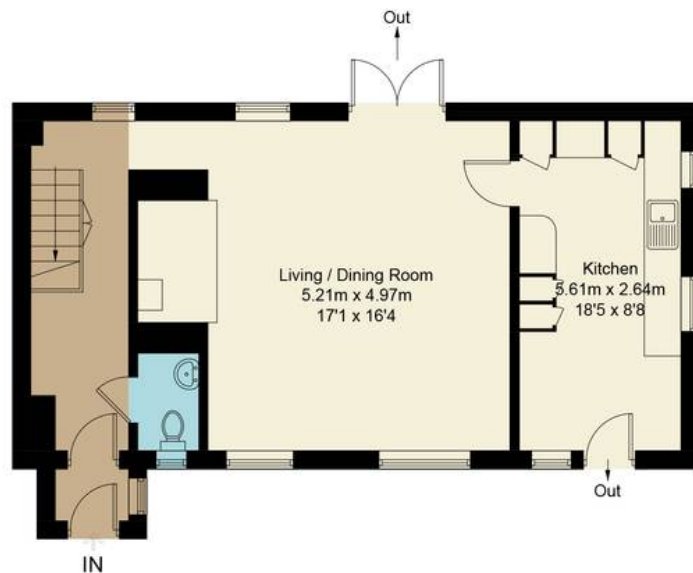


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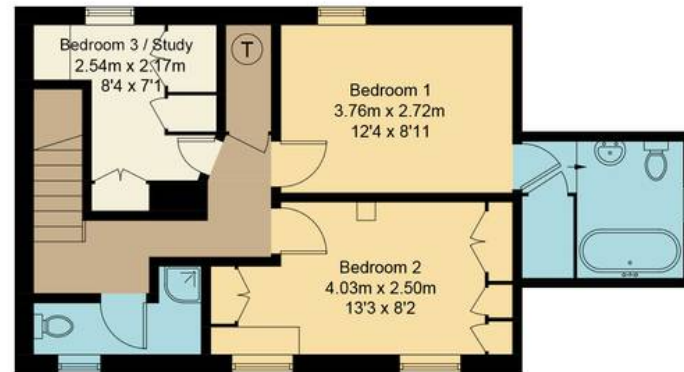
Approximate Gross Internal Area = 108.1 sq m / 1164 sq ft
Shed = 18.8 sq m / 202 sq ft



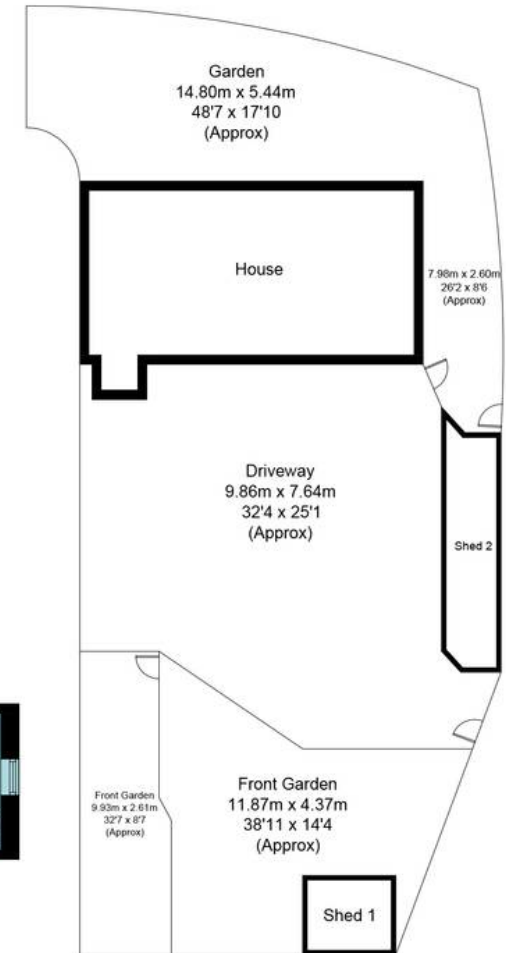
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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