



19 Lamble Walk, East Hanney OX12 0FU



19 Lamble Walk

This **large two-double bedroom semi-detached house** enjoys a **delightful position overlooking an attractive green**, set within a small and select village development. The property offers **superbly presented accommodation throughout**, including two generous double bedrooms, a ground-floor cloakroom, stylish and very well-equipped kitchen, and an impressive open-plan living/dining room with double doors opening to the beautifully landscaped rear gardens.

Lamble walk is well situated within this small select village development and offers easy access to 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.

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B





Key Features

- Inviting entrance hall providing access to the ground-floor cloakroom and the principal living areas.
- Well-presented ground floor cloakroom conveniently situated off the entrance hall.
- A contemporary kitchen offering an excellent range of floor and wall units, complemented by a selection of high-quality built-in electrical appliances.
- A superbly proportioned space ideal for modern living, featuring double doors opening onto the attractive landscaped rear gardens.
- A spacious principal bedroom fitted with an extensive range of high-quality, wall-to-wall wardrobe cupboards.
- A generous second double bedroom, served by a modern bathroom fitted with a contemporary white suite.
- Mains gas radiator central heating, UPVC double-glazed windows and the sellers are looking to purchase a brand-new property, making end of chain in sight.
- Front garden providing hardstanding parking for two vehicles, complemented by an EV charging point
- Attractive landscaped rear gardens with two patio areas and lawn, fully enclosed by fencing



Lamble Walk OX12

Approximate Gross Internal Area = 80.90 sq m / 871 sq ft

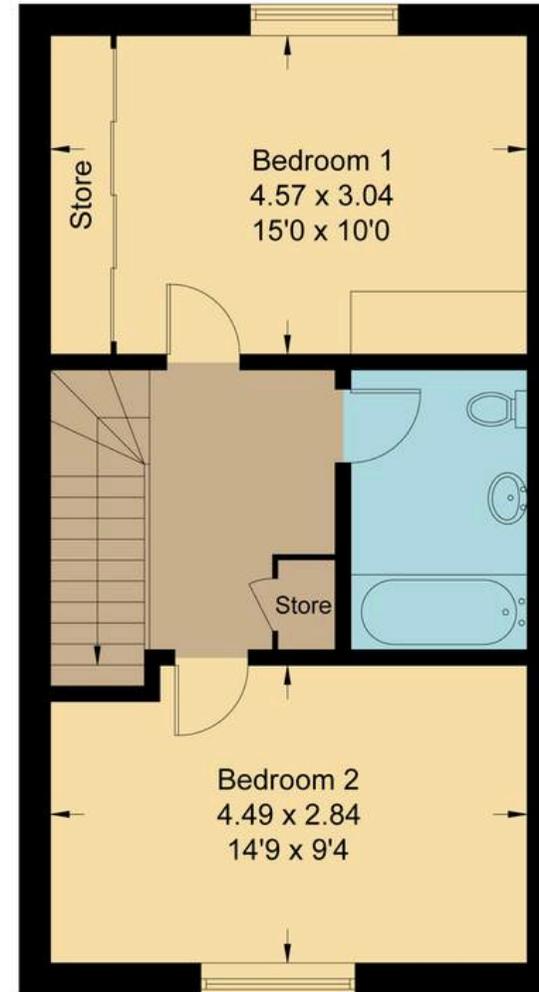
Shed = 4.30 sq m / 46 sq ft

Total = 85.20 sq m / 917 sq ft

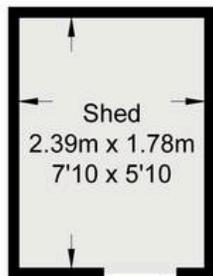
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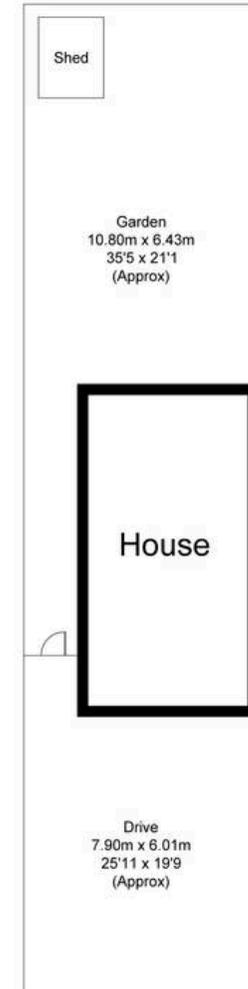
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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