

GREEN &  
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£715,000 23 Bramley Close, East Hanney, Wantage, OX12 0JX, UK

Freehold



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£715,000 Bramley Close, East Hanney

Council Tax Band F

Set at the head of a highly regarded residential cul-de-sac of similarly impressive homes, this superbly presented five-bedroom detached family residence enjoys a particularly enviable position with generous gardens, ample driveway parking and an integral double garage. The property has been the subject of extensive and thoughtful improvement by the current owners in recent years and is now offered for sale in true show-home condition, further enhanced by the rare advantage of no onward chain as the sellers already have a confirmed onward move. The ground floor offers well-balanced and versatile accommodation, centred around a spacious living room featuring an attractive fireplace that provides a warm and inviting focal point. A light, bright and airy dining room offers an ideal setting for family meals and entertaining, while the kitchen/breakfast room is perfectly suited to modern family life, complemented by a separate utility room and a conveniently placed cloakroom. On the first floor are five well-proportioned bedrooms, with ample storage, on the whole. The principal bedroom enjoys the added luxury of an en-suite shower room. A stylish family bathroom serves the remaining bedrooms, completing the accommodation. Presented in excellent condition throughout and positioned in a particularly desirable location, this outstanding family home combines space, quality and comfort in equal measure. An internal viewing is strongly recommended to fully appreciate the standard of presentation and the lifestyle on offer.

Location. Set amid unspoilt Oxfordshire countryside, the highly regarded Hanneys offer an exceptional blend of rural character and everyday convenience.



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Perfectly positioned for both work and leisure, the villages provide access to Didcot Parkway, the historic city of Oxford, and Swindon, providing excellent connectivity to London and the wider Southeast. Residents enjoy two much-loved public houses, The Black Horse and The Plough, the latter proudly owned by the local community, alongside popular Indian and Italian restaurants. Day-to-day needs are well served by a thriving community-run village shop, while sports and recreation are catered for by active tennis, football, bowls and cricket clubs. Outdoor living is very much at the heart of life in East and West Hanney. With direct access to rolling countryside, footpaths and bridleways, the villages are ideal for walking, cycling and enjoying the natural beauty of the Vale of White Horse. A full calendar of clubs, events and social activities ensures a lively village atmosphere and makes it easy for newcomers to feel quickly at home. Families are particularly well served. The local primary school, St James Primary School, is a lovely village school, while the area offers an outstanding choice of independent schools, including Abingdon Prep, St Hugh's School, Pinewood School, Cothill House, Radley College, The Dragon School, Summer Fields School, Magdalen College School, Abingdon School and St Helen and St Katharine.





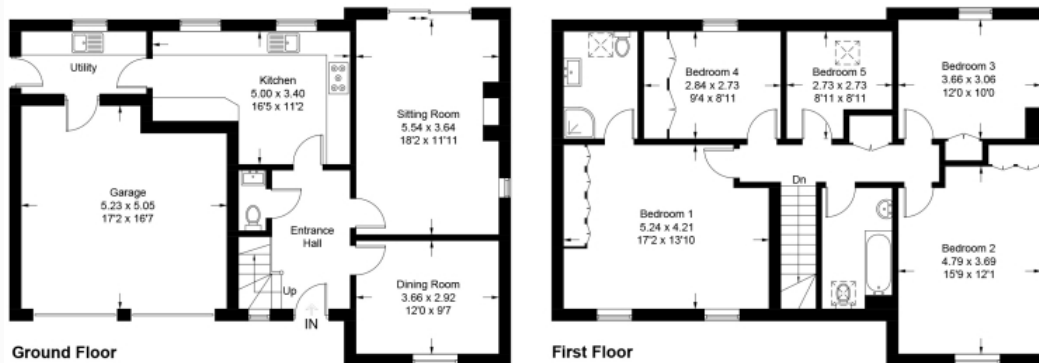
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## 23 Bramley Close, East Hanney, Wantage, OX12 0JX

Approximate Gross Internal Area = 159.3 sq m / 1714 sq ft

Garage = 25.1 sq m / 271 sq ft

Total = 184.4 sq m / 1985 sq ft



Ground Floor

First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>.

SDLT. For Stamp Duty Land Tax calculations, visit <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Flood Risk. To check the long term flood risk for this property, visit <https://www.gov.uk/check-long-term-flood-risk>.

Planning. To see any planning applications that may affect this property, visit <https://www.gov.uk/search-register-planning-decisions>.

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