



Buttercross Barn, St. James Way, West Hanney

In Excess of **£950,000**

Waymark

Buttercross Barn, St. James Way

West Hanney, Wantage

Located in the exclusive St James Way development constructed by Sweetcroft Homes, Buttercross Barn is an exceptional four-bedroom Grade II listed barn conversion, dating back to the 17th century. The property has undergone a meticulous, full-scale restoration, sensitively stripped back to its original stone shell to reveal and preserve the authentic masonry that defines its historic charm. The result is a home that proudly showcases its heritage, with clean lines and a refined finish that highlight the craftsmanship of the original construction, seamlessly complemented by high-spec modern systems throughout. This remarkable home must be viewed to fully appreciate the true standard of finish and everything it has to offer.

The property offers four well-proportioned bedrooms arranged over two floors, providing flexible accommodation ideal for family living or guest space. The layout has been thoughtfully designed to maximise flow and functionality, all while preserving the proportions and character synonymous with a listed building.

The undisputed heart of the home is the stunning open-plan kitchen, dining and living area – a truly standout feature. This impressive space perfectly balances character and contemporary design, creating a warm, sociable setting ideal for both everyday family life and entertaining guests. Exposed stone walls and carefully preserved original features bring texture and depth, while sleek modern finishes and thoughtfully designed lighting enhance the sense of light and space.



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The seamless flow between cooking, dining and relaxation areas ensures the room is as practical as it is visually striking, delivering a superb central living environment. The kitchen is beautifully appointed with quartz worktops and a comprehensive range of built-in Neff appliances, including a full-length fridge, full-length freezer, dishwasher and induction hob. Further practical features include a discreet built-in bin, an integrated wine fridge and a high-end AGA, combining everyday functionality with refined style. Within the living space, a log burner provides a charming focal point and a cosy atmosphere, while beautiful Indian stone flooring runs seamlessly throughout the room and into the hallway. Double doors open out to gardens on either side of the property, creating a wonderful connection between indoor and outdoor living. From one side, there is a particularly pleasant aspect with views across to the village church, adding to the charm and setting of this exceptional home. Finishing this space is a useful utility room.

The layout has been designed to offer both space and privacy. At the opposite end of the property, you will find two generous bedrooms, perfectly positioned to create a peaceful retreat from the main living areas. These rooms are both complete with built-in wardrobes and share a luxurious Jack and Jill ensuite, finished to a high standard and ideal for family members or guests alike. A separate, well-appointed shower room completes the ground floor accommodation, adding further convenience and flexibility to the home.



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On the first floor, you will find a further beautifully presented bedroom with built-in storage. There is two Velux windows allowing for an abundance of light. The master bedroom perfectly showcases the character of the barn conversion, with striking exposed timber beams framing the vaulted ceiling and adding warmth and architectural interest throughout the space. Built-in wardrobes provide excellent storage, while the luxurious ensuite is elegantly appointed with both a bath and a separate shower, creating a private and indulgent sanctuary. Externally, set behind attractive stone walls, the delightful gardens complements the character of the charming converted barn and offers a wonderful balance of family space and outdoor entertaining areas. The gardens are predominantly laid to lawn, creating a generous, level expanse ideal for children's play and summer gatherings. A paved stone terrace runs along the rear of the property, providing the perfect setting for outdoor dining and relaxation, with direct access from the house through attractive timber-framed doors. Well-constructed raised timber beds offer excellent opportunities for kitchen gardening or seasonal planting, while established borders and shaped shrubs add structure and year-round interest. A useful timber garden shed provides practical storage, and a neatly integrated log store enhances the home's rustic appeal. With regards to the parking, there is a garage with an attached carport, and alongside this a further double-width driveway providing additional off road parking. In addition, there is an extra space positioned on the opposite side, ideal for visitors. Importantly, planning permission has been granted to convert the space above the double carport into a home office, presenting an exciting opportunity to create a dedicated workspace or additional accommodation, (STPC).



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The property is located on the edge of a conservation area within the exclusive development of St James Way, constructed by Sweetcroft Homes in 2016. West Hanney is a popular village situated adjacent to East Hanney. The village amenities include a church, public house, community shop and post office as well as the popular St James C of E primary school and numerous footpaths and bridleways to enjoy the surrounding countryside. It is well located for access to Wantage (3 miles), Oxford, Swindon and Newbury, the A34 and to junctions 13, 14 and 15 of the M4. Didcot Parkway station, approximately 9 miles, has frequent trains to London, Oxford and Swindon. The city of Oxford is approximately 12 miles away with its wider range of shopping and cultural amenities. The area offers an excellent selection of both state and private schools locally including King Alfreds in Wantage, the Europa School at Culham and the Abingdon and Oxford schools.

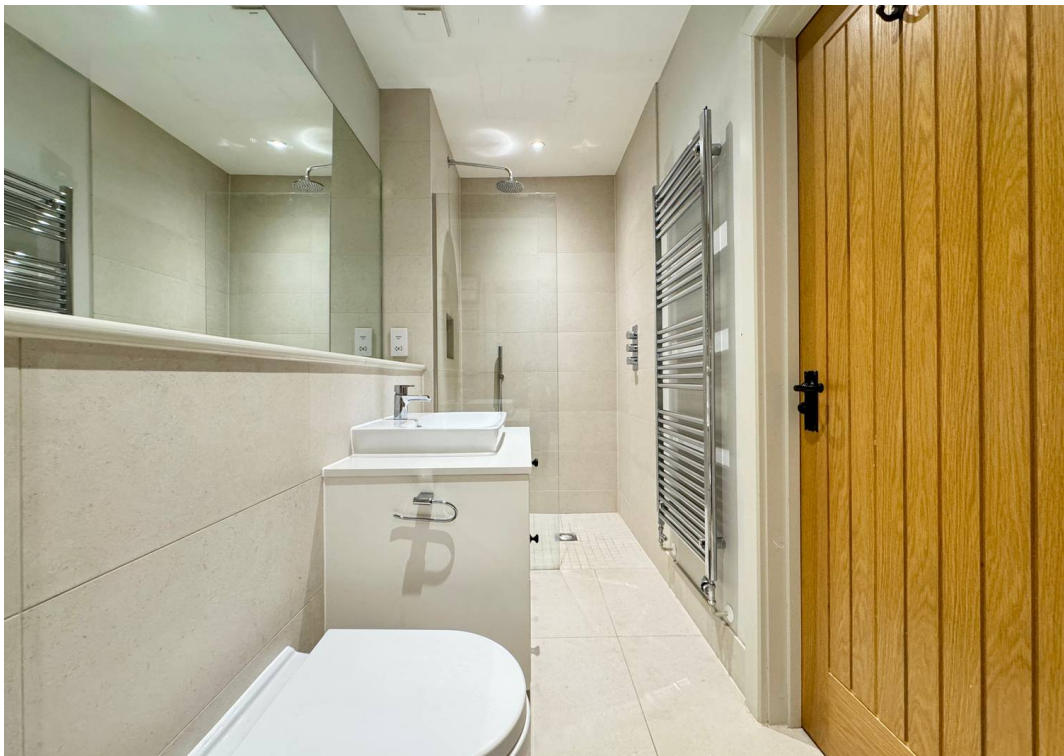
Council Tax band: G

Tenure: Freehold

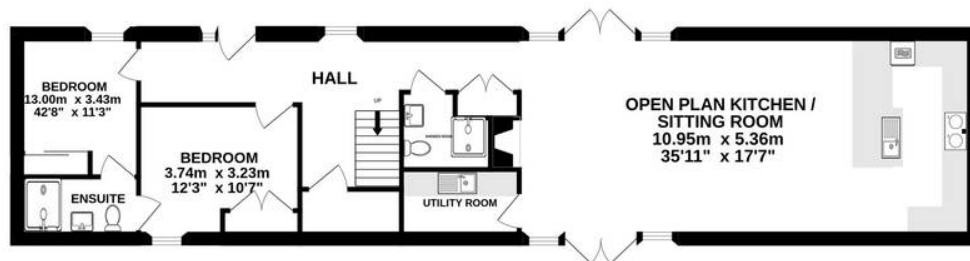
- Meticulously Renovated Grade II Listed Barn Conversion
- 4 Bed Property Offering Versatile Accommodation
- Exceptional Open Plan Living With High Spec Kitchen & Vaulted Ceiling
- Superb Master Suite With Luxurious Four Piece Ensuite
- Bedrooms 3 & 4 Sharing Jack & Jill Ensuite
- Ground Floor Shower Room & Useful Utility Room
- Beautiful Garden Either Side of The Barn
- Garage, Carport & Double Width Driveway
- Exclusive St James Way Location



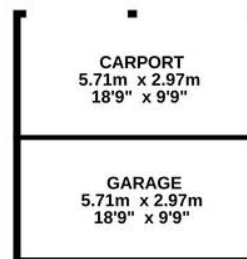




GROUND FLOOR
116.0 sq.m. (1249 sq.ft.) approx.



1ST FLOOR
55.9 sq.m. (602 sq.ft.) approx.



BUTTERCROSS 4 ST JAMES WAY WEST HANNEY OX12 0FN

TOTAL FLOOR AREA : 171.9 sq.m. (1850 sq.ft.) approx.

Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
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Waymark Wantage

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