

GREEN &
CO



£675,000 Willow Cottage Main Street, East Hanney, OX12 0HX, UK

Freehold



£675,000 Willow Cottage, Hanney

Council Tax Band E

A beautifully presented and thoughtfully refurbished three-bedroom detached cottage, ideally situated in the heart of this highly sought-after village. Combining period charm with stylish contemporary living, the property offers a welcoming entrance hall, an elegant sitting room with a wood-burning stove and an impressive, light and airy kitchen-family room, featuring a central island and sliding patio doors opening onto the rear garden. The ground floor is further complemented by a useful utility room and stylish shower room. Upstairs, there are three well-proportioned bedrooms, two with excellent fitted wardrobes, together with a superb family bathroom featuring both a separate shower and freestanding bath. Outside, the property benefits from a fully enclosed rear garden with patio and lawned areas, an oversized single garage and ample driveway parking.

what3words. [w3w.co/required.plantings.handsets](https://www.w3w.co/required.plantings.handsets).

Utilities. All mains services connected.

Heating Type. Gas-fired central heating to radiators and some underfloor heating.

Location. Nestled in the heart of Oxfordshire, the picturesque twin villages of East & West Hanney offer the perfect blend of rural charm and modern convenience. Ideally situated just 9 miles from Didcot Parkway, 12.5 miles from the historic city of Oxford, and around 17 miles from Swindon, residents enjoy effortless connections to nearby market towns and beyond. Both villages boast a vibrant community spirit, with two award winning, much-loved pubs - The Black Horse and The Plough (proudly owned by local residents!) - alongside popular Indian and Italian restaurants. For day-to-day essentials, there's a thriving community-run shop, while sports enthusiasts are spoilt for choice with active tennis, football, bowls, and cricket clubs. The Hanneys truly shine



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when it comes to social life and outdoor pursuits. The villages offer direct access to the stunning Oxfordshire countryside, making them a haven for walkers, cyclists, and anyone seeking a breath of fresh air. The wonderful local primary school of St James is rated good by Ofsted and the area offers a superb range of private schools, including Abingdon Prep, St Hugh's, Pinewood, Cothill, and Radley; The Dragon, Summerfields Headington and Magdalen College School in Oxford, Abingdon School together with St Helen's and St Katharine's in Abingdon. Regular events, clubs, and activities mean there's always something happening, ensuring newcomers quickly feel at home. Want to dive deeper into village life? The vibrant community website www.thehanneys.org.uk is the perfect starting point to explore everything these delightful villages have to offer.

Other Material Information. The property has some timber-framed replacement windows.

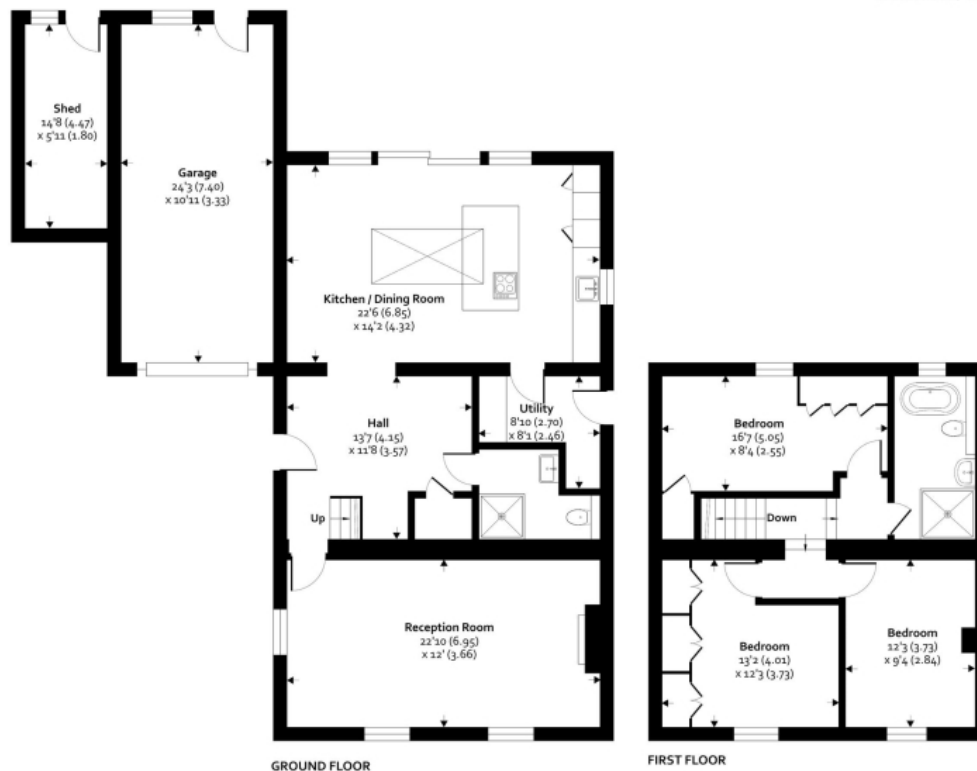




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Approximate Area = 1473 sq ft / 136.8 sq m
 Garage = 265 sq ft / 24.6 sq m
 Outbuilding = 87 sq ft / 8 sq m
 Total = 1825 sq ft / 169.4 sq m
 For identification only - Not to scale



Floor plan drawn in compliance with IPMS All Buildings (IPMS Residential) and RICS Code of Measuring Practice 6th Edition. ©Nichecom 2025. Produced for Green & Co. REF: 1509589



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 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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