



36 Hanney Road, Steventon OX13 6AL



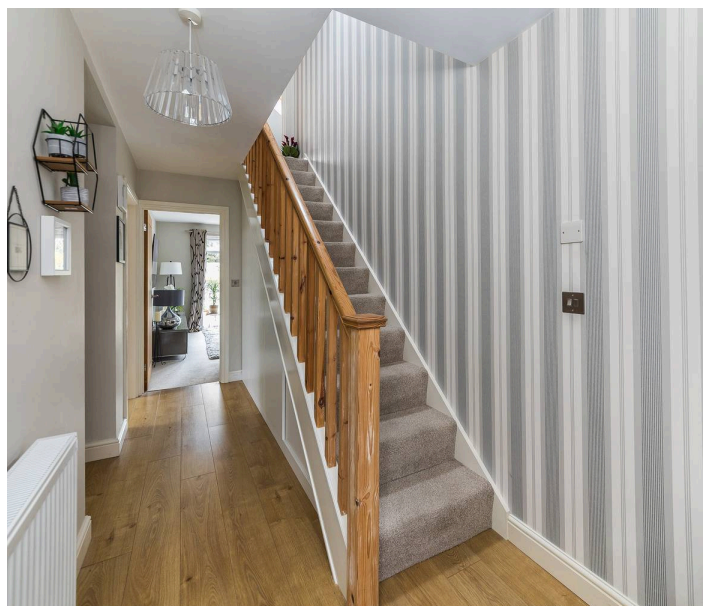
36 Hanney Road

A truly stunning detached family home, offering spacious, extended and immaculately presented accommodation throughout. The property boasts three generous double bedrooms (all with stylish, contemporary en suite facilities), a beautifully refitted kitchen/breakfast room featuring high-specification built-in Miele appliances, and an impressive 20ft living/dining room that opens seamlessly onto a large, exquisitely landscaped rear garden—perfect for both entertaining and family living. Ideally positioned in a desirable non-estate setting, this exceptional home offers a perfect balance of privacy and convenience.

36 Hanney Road enjoys a pleasant non-estate position on the edge of this highly sought-after village, offering an excellent range of local amenities. These include a well-regarded primary school, historic church, a large and attractive village green, a general store with post office, and a selection of welcoming public houses. The property is conveniently located for easy vehicular access to the nearby towns of Abingdon (approximately 4 miles) and Didcot (approximately 4.5 miles), the latter providing a mainline railway station with fast services to London Paddington in as little as 45 minutes. The A34 is also readily accessible, offering excellent links to Oxford (approximately 14 miles) and beyond.

Bedrooms: 3 Bathrooms: 3 Reception Rooms: 1

Council Tax Band: D Tenure: Freehold EPC: C





Key Features

- Entrance hall with cloakroom off leading to a light & airy 20' living room/dining room with two skylight windows, floor to ceiling windows and double doors seamlessly opening onto the rear terrace
- Stylish refitted "Wren" kitchen/breakfast room with built-in Miele electrical appliances, breakfast bar, with skylight windows and French doors on to the gardens complemented by separate utility room
- Large ground floor double bedroom with bay window and "Jack and Jill" refitted en-suite bathroom with contemporary white suite
- Further ground floor double bedroom with refitted en-suite shower room with stylish white suite
- Large 17' first floor double bedroom with high quality fitted "Hammonds" wardrobe cupboards and refitted en-suite shower room with white suite
- Features include efficient air source heat pump linked to solar panels creating dramatically reduced electricity bills, mains gas radiator central heating, PVCu double glazed windows and alarm
- Front gardens providing block-paved parking facilities for several vehicles (alternative parking opposite the property, ideal for larger vehicles)
- Beautifully presented 110' landscape rear gardens featuring raised decked terrace with steps down to large patio and circular pond
- The injecting pathways are surrounded by well stocked flower and shrub borders, several specimen trees, two wooden garden stores and greenhouse









BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

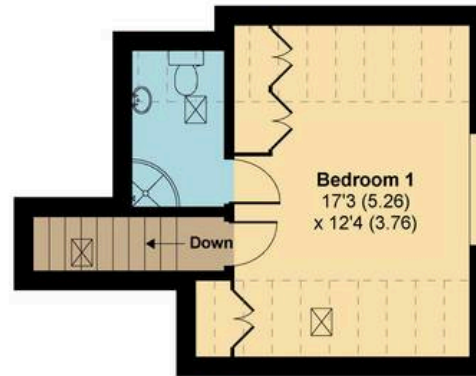
ESTATE AGENT
IN ABINGDON



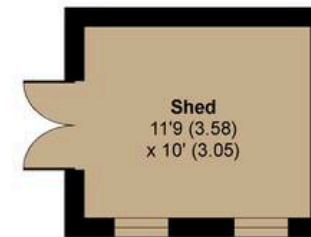
**Introducing the Hodsons team...
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Denotes restricted
head height



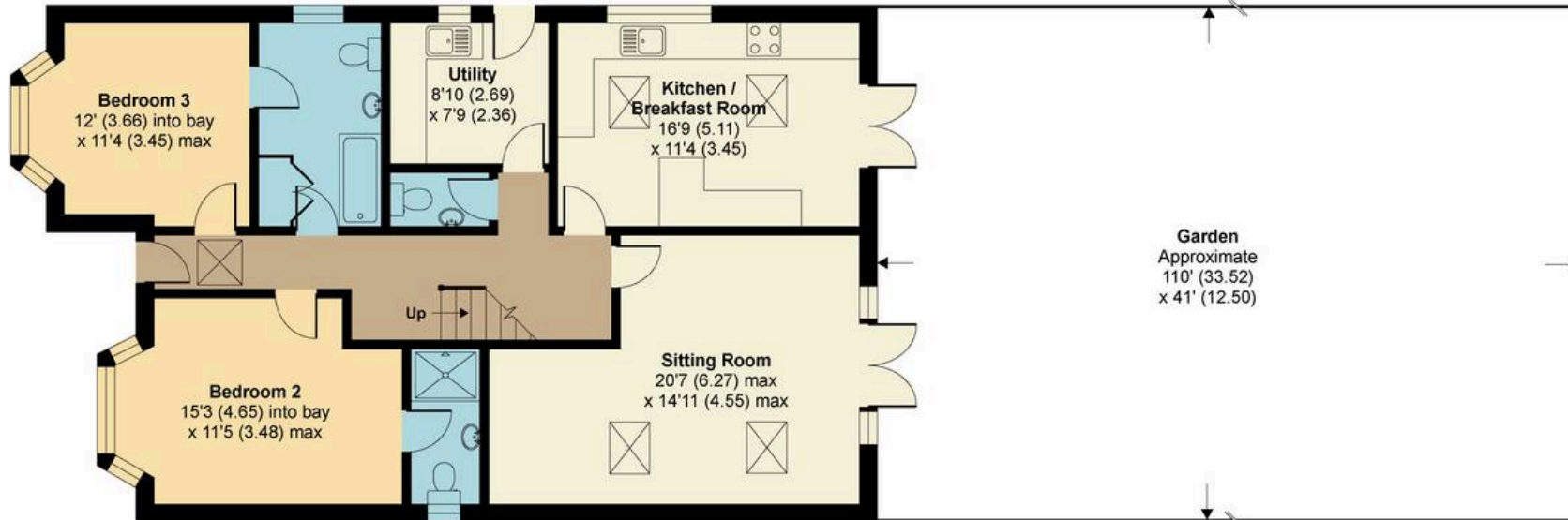
FIRST FLOOR



OUTBUILDING 1



OUTBUILDING 2



GROUND FLOOR

Hanney Road, Steventon, Abingdon, OX13

MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 1311 SQ FT 121.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

OUTBUILDINGS APPROX. GROSS INTERNAL FLOOR AREA 166 SQ FT 15.4 SQ METRES

TOTAL APPROX. GROSS INTERNAL FLOOR AREA 1477 SQ FT 137.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.