



Berry Lane, Wantage, OX12 0JB
Offers In Excess Of £700,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A substantial four / five bedroom detached chalet bungalow situated on a quiet lane in the popular village of East Hanney close to local amenities.

This delightful property measures over 2300 sq ft and offers versatile family living. The accommodation comprises a bright entrance hall, cloakroom, spacious living / dining room with beautiful bay window and fireplace with stove style gas fire. French doors from the dining room lead into the conservatory and garden beyond. The kitchen / breakfast room has a range of modern and stylish eye and base level units with built in appliances including dishwasher, fridge / freezer and range cooker. There is a utility room leading to the former garage which provides useful storage. Further ground floor rooms include a large study with archway through to a reception room / bedroom five with a modern ensuite shower room.

To the first floor the master bedroom with refitted ensuite bathroom and separate smart shower and underfloor heating. Three further double bedrooms and a further refitted family bathroom with separate shower. All four of the bedrooms have built in storage and there is additional eaves storage on the landing and access to a large loft.



Outside to the front is a driveway with parking for four-five cars, lawn and mature shrub border. To the rear is an attractive generous private garden mainly laid to lawn with patio area, pretty shrub borders and shed.



Key Features

- Four / five bedroom detached chalet bungalow
- Quiet cul de sac location
- Spacious sitting / dining room
- Conservatory
- Study
- Utility room
- Newly refitted stylish kitchen
- Private attractive rear garden
- Three modern bathrooms / shower room
- Council tax band: G, EPC rating: C





The Location

East Hanney is a thriving village three miles north of Wantage. The charming Hanney villages amenities include public houses, restaurants, community shop, post office, churches and St James C of E primary school. There are also several outstanding private schools locally. The village has excellent links via the A34 with the M40 to the north and the M4 to the south. Didcot railway station c.7.4 miles offers a fast service to London Paddington c.40 minutes. The historic city of Oxford lies approximately 12 miles away and the nearby towns of Abingdon and Wantage provide a wide range of facilities including supermarkets independent shops cafes public houses restaurants leisure facilities and regular farmers' markets.

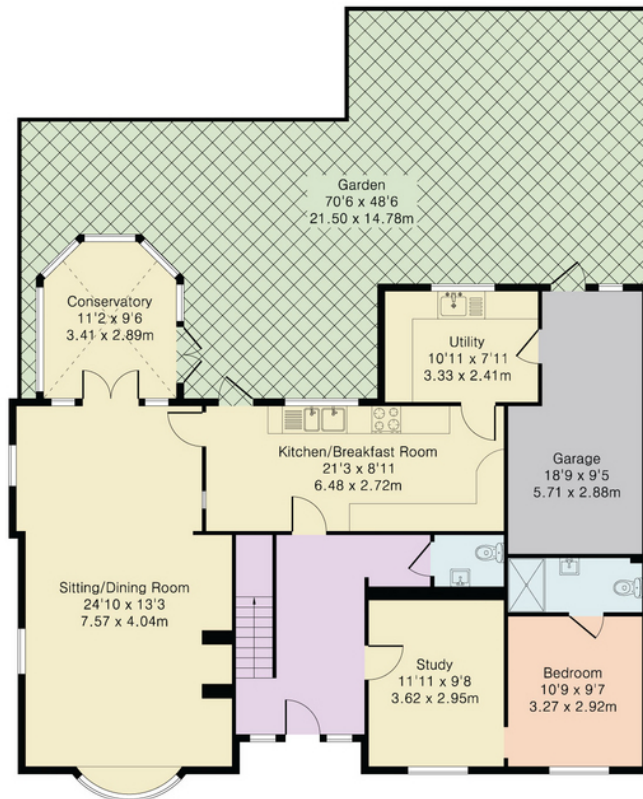
Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. The property has driveway parking. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.



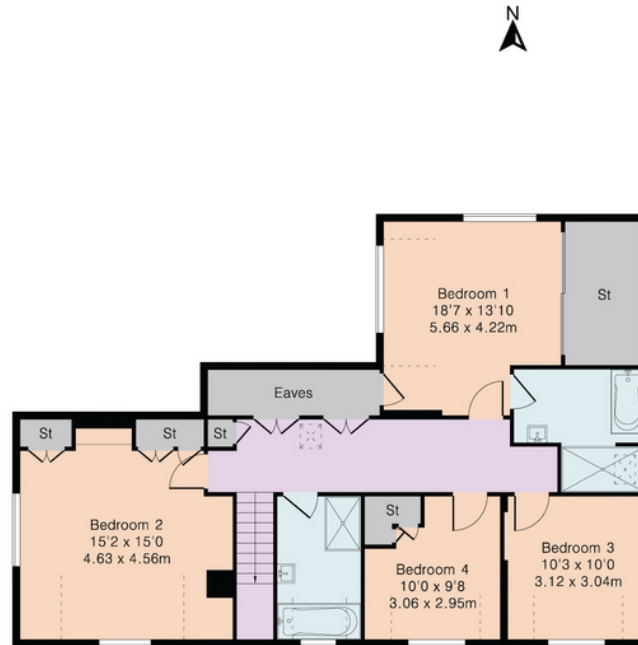
Approximate Gross Internal Area 2339 sq ft - 217 sq m

Ground Floor Area 1378 sq ft – 128 sq m

First Floor Area 961 sq ft – 89 sq m



Ground Floor



First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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