

GREEN &
CO



£595,000 Delling Main Street, West Hanney, Oxfordshire, OX12 0LH, UK

Freehold



£595,000 Main Street, West Hanney

Council Tax Band E

Nestled in the heart of the sought-after village of West Hanney, this delightful, detached, cottage-style single-storey dwelling occupies a fantastic 0.16-acre plot, surrounded by beautifully established, mature gardens that offer a wonderful sense of privacy and seclusion. The well-proportioned accommodation comprises three bedrooms, including a principal bedroom with en-suite facilities, recently refitted kitchen, two reception rooms, a family bathroom and ample storage throughout. Outside, the property is complemented by enchanting, mature gardens that provide a peaceful, picturesque setting, along with the convenience of private driveway parking and a large garden workshop/shed. Combining the charm of cottage-style living with the practicality of single-storey accommodation, this delightful home offers a rare opportunity to enjoy a tranquil village setting in the heart of this most sought-after of Oxfordshire villages.

what3words. [w3w.co/ranks.overlooks.certainly](https://www.w3w.co/ranks.overlooks.certainly).

Utilities. All main services are connected.

Heating Type. Gas fired central heating to radiators.

Location. Set 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



Green & Co. 33 Market Place Wantage OX12 8AL; t. 01235763562; e.sales@greenand.co.uk



for choice with active tennis, football, bowls, and cricket clubs. The Hanneys truly shine 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 features timber-framed windows, some of which are single-glazed.

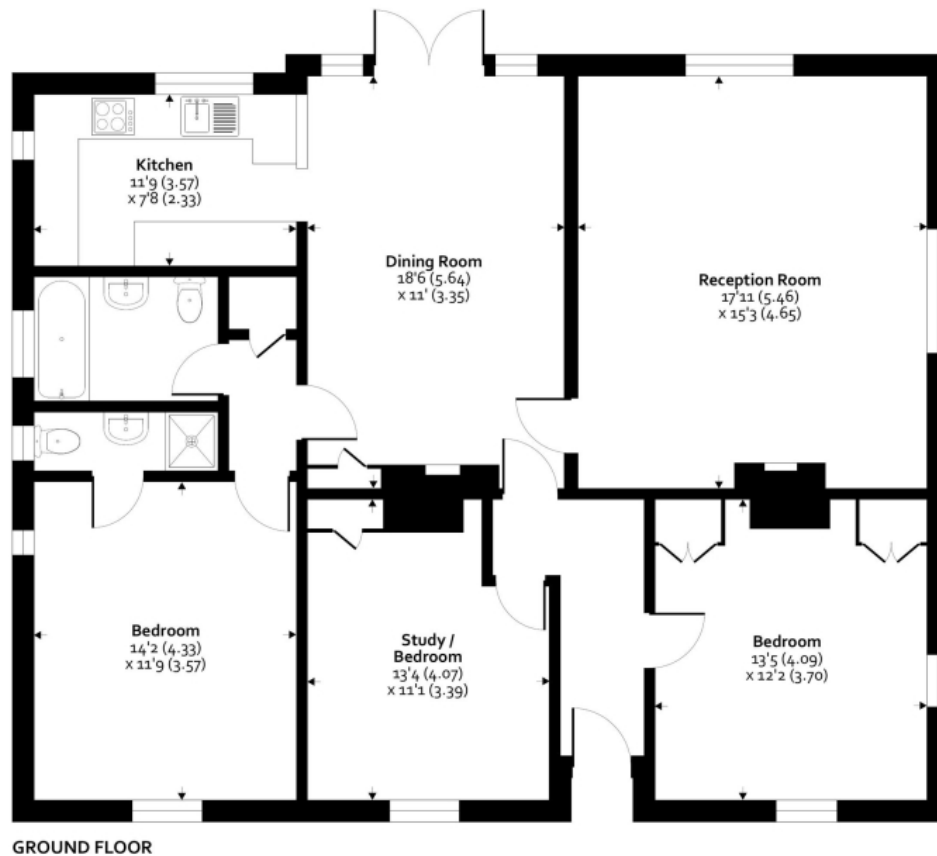




GREEN & CO

Delling, Main Street, West Hanney, Wantage, OX12 0LH

Approximate Area = 1269 sq ft / 117.9 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. © nrichcom 2025. Produced for Green & Co. REF: 1526701



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	60 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>.



Harry Goodman
01235 773 404



James Goodman
01235 773 401



Lizzy Bissessar
01235 773 405

IMPORTANT - In compliance with the DMCC Act 2024, Green & Co. makes every effort to provide accurate, up-to-date information, including property tenure (Freehold/Commonhold/Leasehold), council tax band, utility types, and material restrictions or building safety issues, as made available to us. We recommend that buyers verify this information alongside their legal representative before making an offer. The details and photographs within this brochure are for guidance only and are accurate to the best of our knowledge. They do not constitute a contract or offer. Green & Co. has not tested any apparatus, equipment, or services and cannot verify that they are in working order. All measurements are approximate and any digitally enhanced images are meant to illustrate potential, not guarantee reality. Properties constructed prior to 2000 may contain asbestos-containing materials, which generally present minimal risk if left undisturbed. Prospective purchasers are advised to seek independent professional advice where appropriate.