

GREEN &
CO



£795,000 14 Elderberry Close, West Hanney, Oxfordshire, OX12 0FJ, UK

Freehold



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Carefully crafted by Bellway Homes to their sought-after "Oxford" design approximately 11 years ago, this exceptional four-bedroom detached family residence occupies a generous plot with beautifully landscaped gardens. Lovingly maintained and thoughtfully extended by its only owner, the property offers spacious, versatile accommodation ideally suited to modern family living. The welcoming entrance hall sets the tone for the quality throughout, leading to an impressive open-plan kitchen/breakfast/family room that forms the heart of the home. Complementing this are a wonderful garden room with a vaulted ceiling and large glass doors opening onto the garden, an elegant dining room, and a superb living room featuring a charming wood-burning stove, creating a perfect space for both relaxing and entertaining. A cloakroom completes the ground-floor accommodation. On the first floor are four well-proportioned double bedrooms, including a spacious principal bedroom with an ensuite shower room, together with a stylish family bathroom serving the remaining bedrooms. Externally, the property continues to impress with ample driveway parking leading to a detached single garage, while the attractive landscaped gardens provide excellent outdoor entertaining and family space. Offered for sale with no onward chain, this outstanding home combines quality, space, and practicality in equal measure and must be viewed to be fully appreciated.

what3words. [w3w.co/reporting.number.denim](https://www.what3words.com/reporting/number/denim).

Utilities. All mains services are connected. Heating Type. Gas-fired central heating to radiators.

Estate Service Charge. The vendor informs us that there is an estate charge of £651.94 per annum.





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 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.

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





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Approximate Area = 1745 sq ft / 162.1 sq m
 Garage = 248 sq ft / 23 sq m
 Total = 1993 sq ft / 185.1 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 2020. Produced for Green & Co. REF: 1457531



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	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>.

GREEN & CO



Harry Goodman
01235 773 404



James Goodman
01235 773 401



Kevin Flanagan
01235 773 403

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