

£949,999 Sunny Bank Main Street, East Hanney, Oxfordshire, OX12 0HX, UK Freehold


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£949,999 Main Street, East Hanney

Council Tax Band G

A rare opportunity to acquire a beautifully presented Grade II Listed detached, thatched cottage, coming to market after 26 years. Sunny Bank effortlessly combines the charm and character of a quintessential English period home with the comfort and convenience of contemporary living. Occupying a generous plot of over 0.25 acres in one of East Hanney's most desirable locations, this charming four-bedroom detached family home has been sympathetically renovated throughout, retaining a wealth of original features while offering spacious and versatile accommodation. Believed to date back to 1651, this wonderful home is thought to be one of the oldest properties in the village, offering a rare opportunity to own a piece of local history. The accommodation is thoughtfully arranged around a welcoming entrance hall, leading to a superb dual-aspect sitting room centred around an impressive inglenook fireplace, creating a cosy and inviting heart to the home. A generous dining room provides the perfect setting for entertaining, while a separate family snug offers an ideal space for quieter evenings or children's play. The stunning family kitchen is undoubtedly a highlight of the property, featuring a vaulted ceiling, an Aga and ample space for everyday family life. Doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces. A practical utility room and ground-floor shower room complete the accommodation downstairs. Upstairs, the first floor offers four well-proportioned bedrooms served by a family bathroom, providing comfortable accommodation for growing families or those seeking flexible space for guests or home working. Outside, Sunny Bank continues to impress. The mature gardens provide a wonderful backdrop for family life and outdoor entertaining, complemented by a superb outside kitchen complete with a pizza oven. An attractive oak-framed double carport is topped by a spacious home office, offering an excellent work-from-home environment or the potential for a variety of alternative uses, subject to any necessary consents. Sunny Bank is a home of immense character and undeniable charm, offering an exceptional blend of historic craftsmanship and modern-day practicality. Whether enjoying relaxed evenings beside the inglenook fireplace, entertaining in the vaulted kitchen, or making the most of the beautiful gardens and outdoor kitchen, this is a truly special village home that offers something for every stage of family life. Early viewing is highly recommended to appreciate all that this unique property has to offer.

what3words. w3w.co/unfit.herb.noticing.

Utilities. All main services are connected.

Heating Type. Gas-fired central heating to radiators.

Grade II Listed. GV II House. C17 house, with C16 cross-wing. Stone uncoursed rubble plinth; roughcast, probably on timber-framing to main block; small timber-framing with roughcast infill to cross-wing; thatch half-hipped roof to main block; fish-scale tile roof to cross-wing with plain-tile edging; stone rubble ridge stack to centre of







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main block; brick ridge stack to cross-wing. 2-unit lobby entry plan with cross-wing. Single storey and attic; 2-window main block range with door to centre of main block with flat hood. C20 glazed door to left return of cross-wing. Irregular fenestration of casements. 2 swept dormers to main block. Attic gable end of cross-wing is jettied. Interior not inspected.
Listing NGR: SU4165992854Location. (from Green & Co. location descriptions & images in current properties).

Location. Set amid unspoilt Oxfordshire countryside, the highly regarded villages of East and West Hanney offer an exceptional blend of rural character and everyday convenience. Perfectly positioned for both work and leisure, the villages provide access to Didcot Parkway, the historic city of Oxford, and Swindon, providing excellent connectivity to London, regional centres and the wider Southeast. Residents enjoy two much-loved public houses, The Black Horse and The Plough, the latter proudly owned by the local community, alongside popular Indian and Italian restaurants. Day-to-day needs are well served by a thriving community-run village shop, while sports and recreation are catered for by active tennis, football, bowls and cricket clubs. Outdoor living is very much at the heart of life in East and West Hanney. With direct access to rolling countryside, footpaths and bridleways, the villages are ideal for walking, cycling and enjoying the natural beauty of the Vale of White Horse. A full calendar of clubs, events and social activities ensures a lively village atmosphere and makes it easy for newcomers to feel quickly at home. Families are particularly well served. The local primary school, St James Primary School, is a lovely village school, while the area offers an outstanding choice of independent schools, including Abingdon Prep, St Hugh's School, Pinewood School, Cothill House, Radley College, The Dragon School, Summer Fields School, Magdalen College School, Abingdon School and St Helen and St Katharine.

Other Material Information. Rich in character and period charm, the property retains many features sympathetic to its origins, including the wonderful thatch and some single-glazed windows. In keeping, the windows are timber-framed, and there are restrictions on bonfires and fireworks for obvious reasons.

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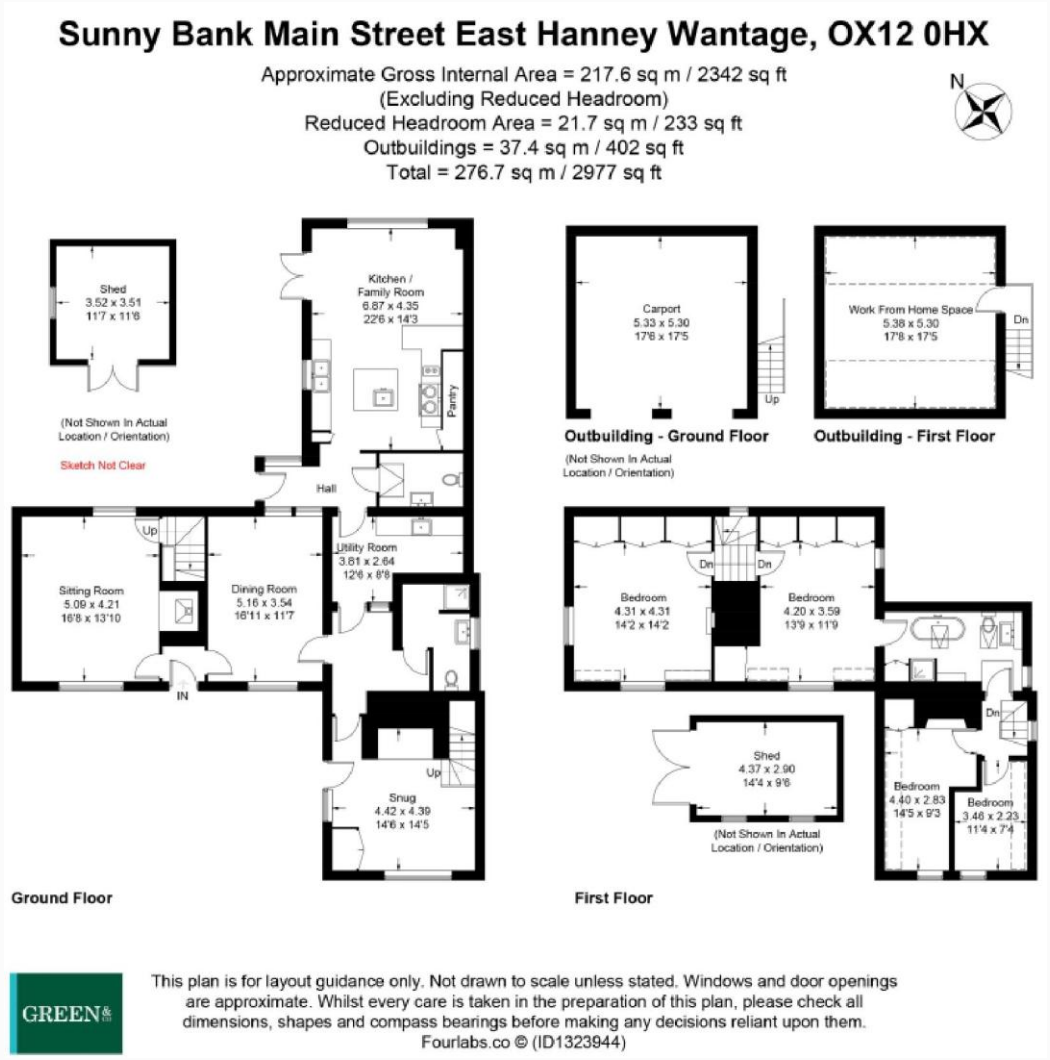









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Ofcom. For broadband speeds and mobile coverage, visit https://www.ofcom.org.uk/.

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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