



Bruce, Winter Lane
West Hanney, Oxfordshire, OX12 0LF



This individual detached village home partly dating back to the 1950s has recently been modernised extended and improved to an exceptional standard providing an incredibly spacious and Flexible family home throughout.



- Detached • Annexe • Master with ensuite • Carport and parking for multiple cars • Countryside views • Second bedroom with ensuite • Sought after village location

LOCATION

West Hanney is situated just to the north of Wantage and adjacent to East Hanney. Both West and East Hanney are often referred to as 'The Hanneys' in part due to their very close proximity, a field separates the two villages. The villages benefit from local pubs, Churches, St James C of E primary school and pre-school as well as a wealth of community clubs and organisations. The villages also run a community shop and have a separate local farm shop, sports field, Royal British Legion and Memorial Hall. Further information can be found on the village website www.thehanneys.co.uk. A comprehensive range of shopping, leisure and recreational facilities can be found in the nearby market town of Wantage. West Hanney is conveniently situated affording good access to the A338 which leads to the city of Oxford which is renowned for its dreaming spires. Didcot is situated to the east and provides a mainline train station to London (Paddington in approx 45 minutes)





THE PROPERTY

This individual detached village home partly dating back to the 1950s has recently been modernised extended and improved to an exceptional standard providing an incredibly spacious and flexible family home throughout.

Situated in this highly sought-after Downland village backing onto open countryside, major features of note include four extremely spacious bedrooms, two of which benefit from a delightful balcony both with an en suite and wardrobe/dressing room facilities, with the two remaining first floor bedrooms benefiting from a family bathroom.

The ground floor accommodation offers exceptional versatility, enhanced by a superb Studio Annexe currently integrated into the main family home, yet easily adaptable to form a completely self-contained living space if desired. Major features of note are the impressive kitchen/dining/family room, beautifully complemented by an adjacent separate dining room. Further accommodation includes a study/potential bedroom, served by an adjoining bathroom and separate shower, providing valuable flexibility for guests or multi-generational living.

The ground floor also features a welcoming sitting room with a charming woodburner, creating a warm and inviting atmosphere. The Studio Annexe itself boasts an extremely spacious bedroom/sitting room studio, complete with its own shower room and utility/kitchen area.

Outside property is set back from the road situated on a large plot approaching a quarter of an acre. There is a large driveway with parking for a number of vehicles leading to a large double cart lodge.

EER-C







Bruce, Winter Lane, Wantage, OX12

Approximate Area = 2332 sq ft / 216.6 sq m

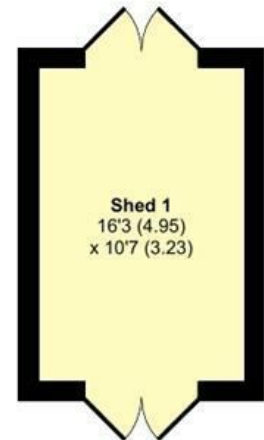
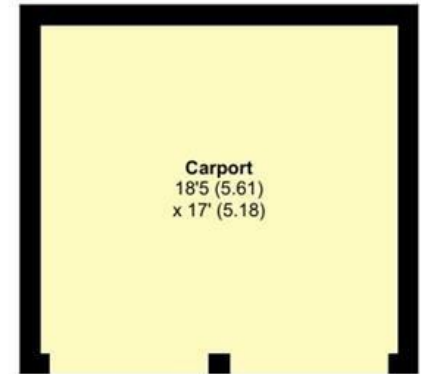
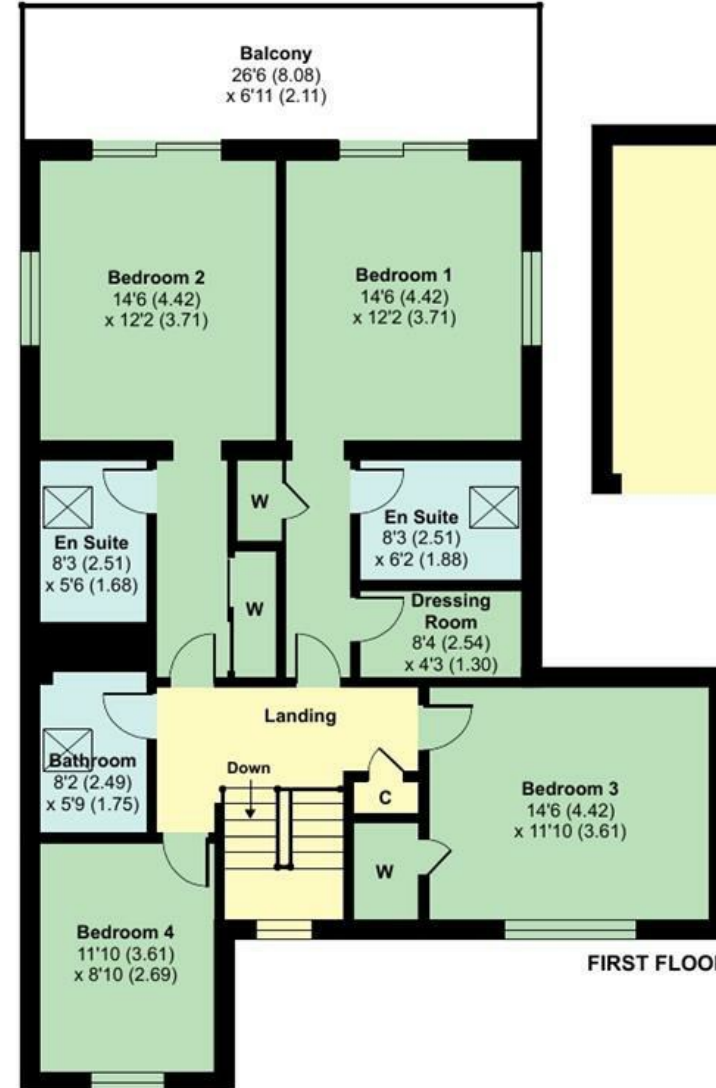
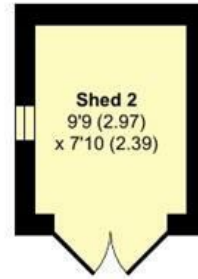
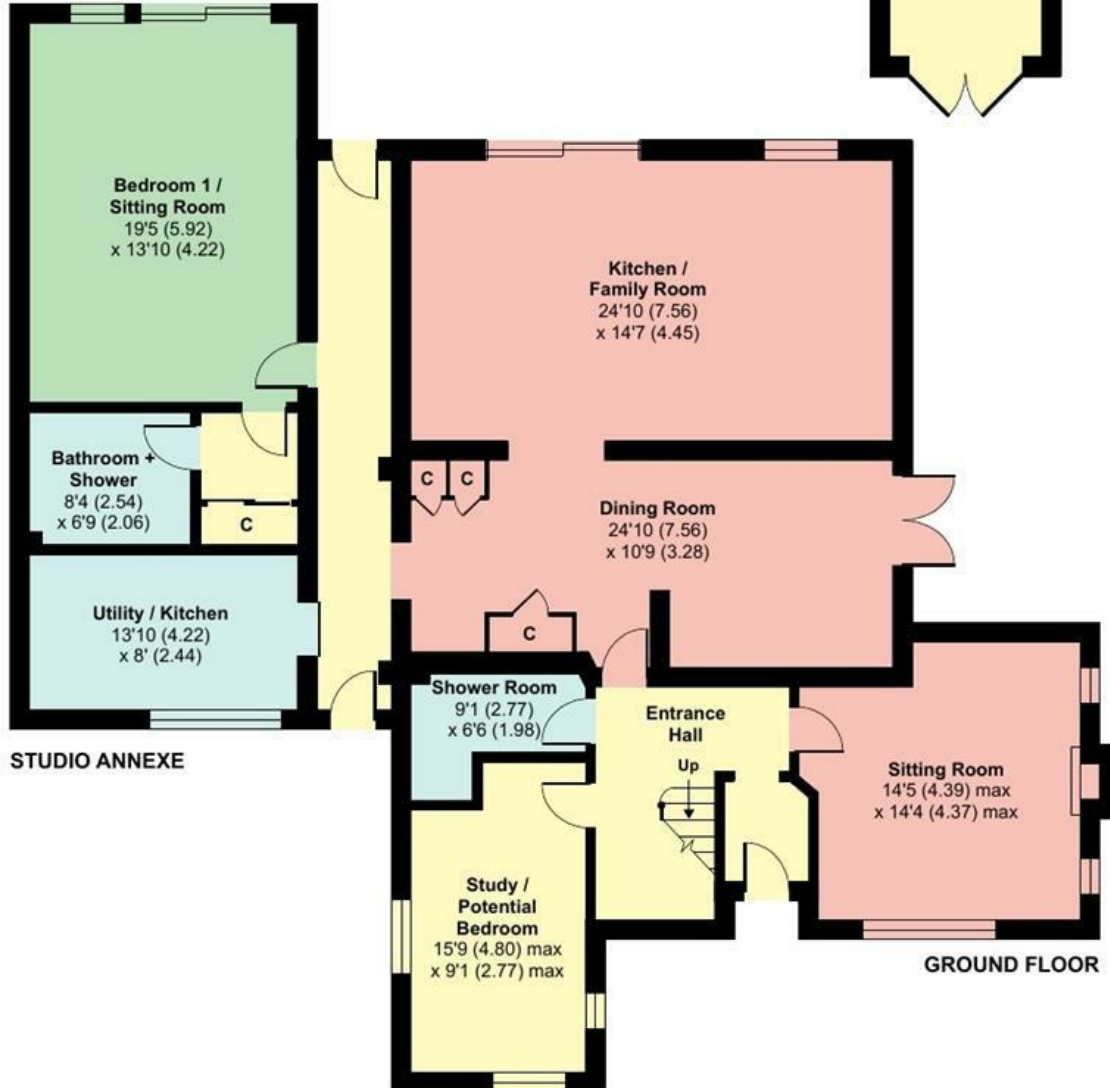
Annexe = 626 sq ft / 58.2 sq m

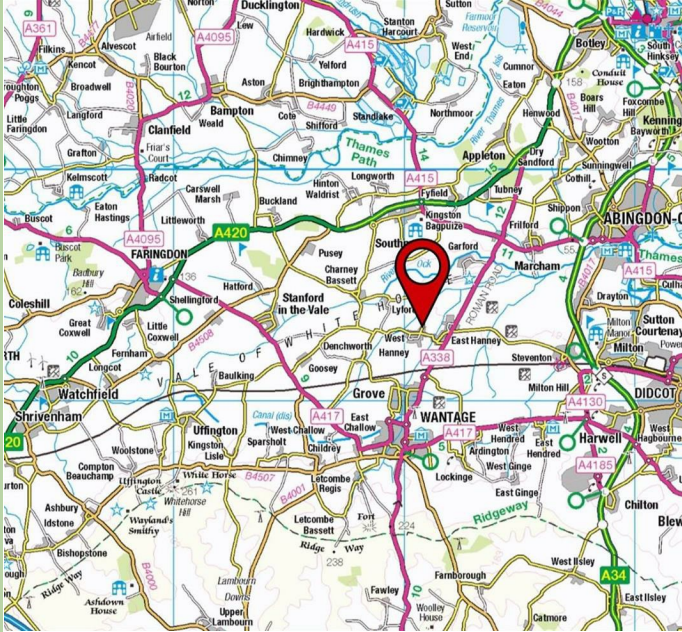
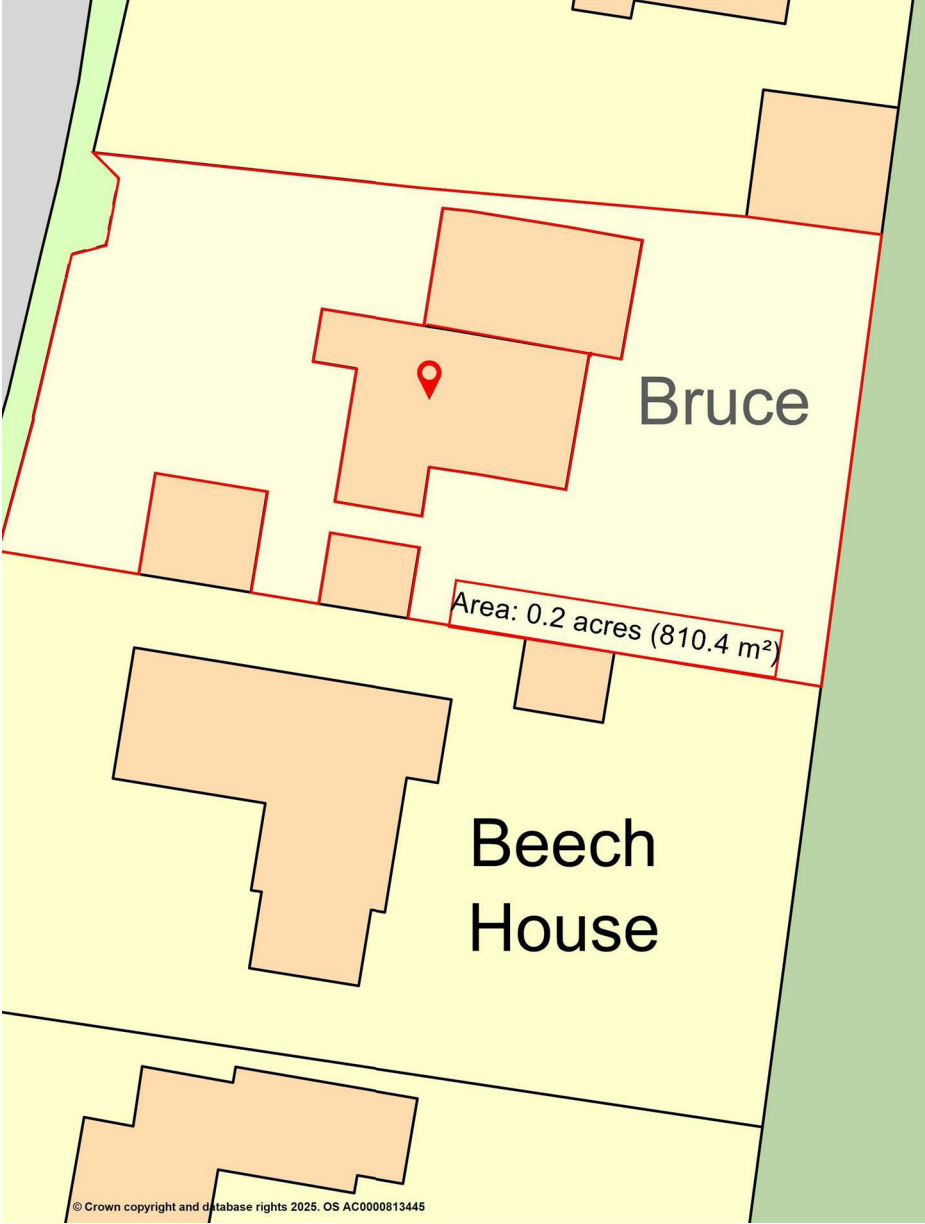
Sheds = 250 sq ft / 23.2 sq m

Carport = 314 sq ft / 29.2 sq m

Total = 3522 sq ft / 327.2 sq m

For identification only - Not to scale





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS to OX12 0LF
 what3words:///donor.concluded.immune

COUNCIL TAX - VALE OF WHITE HORSE
 F

SERVICES

CONTACT
 Douglas and Simmons Office
 office: 01235 766222
 office: sales@douglasandsimmons.co.uk

VIEWINGS
 Viewings strictly by prior appointment with the sole selling agents Douglas and Simmons, open 6 days a week for viewings.

OTHER MATERIALS

- Ofcom Checker indicates good outdoor availability for mobile networks, EE, O2, Three and Vodafone.
- Ofcom checker indicates standard, superfast and ultrafast broadband is available at this property
- Government portal indicates this area as low flood risk
- We are unaware of any planning permissions which could negatively effect this property

25 Market Place Wantage
 Oxfordshire OX12 8AE
 T. 01235 766222

E.sales@douglasandsimmons.co.uk

www.douglasandsimmons.co.uk



Important Notice: Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranties in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.