



6 Ford Lane, East Hendred, OX12 8JX

£400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A mature three-bedroom semi-detached home occupying a generous plot with substantial front and rear gardens, having recently undergone extensive refurbishment to provide well-presented accommodation throughout.

The property is approached via a substantial driveway, providing off-road parking for multiple vehicles. The accommodation comprises an entrance hall, a spacious dual-aspect sitting / dining room featuring a log-burning stove, and a second reception room which would make an ideal study or playroom. To the rear of the property is a modern fitted kitchen with a door leading directly onto the rear garden.

On the first floor are three well-proportioned bedrooms, with both the principal and second bedrooms benefiting from built-in storage cupboards. The accommodation is completed by a contemporary family bathroom fitted with a modern suite and shower over the bath.

Outside, the impressive rear garden extends to approximately 85 feet and is predominantly laid to lawn, offering an excellent space for entertaining. The garden also benefits from side access, two useful outbuildings and an external WC.



Some material information to note: Freehold property. Electric heating, Mains water, mains electrics and mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most major providers. The government portal generally highlights this as a very low flood risk within this postcode. We are not aware of any planning permissions in place which would negatively affect the property. Properties built pre-2000 may contain asbestos in certain materials used. These are generally considered safe unless disturbed but prospective buyers must take their own



Key Features

- No onward chain
- Modern electric radiators
- Large rear garden
- Ample driveway parking
- Three bedrooms
- Undergone recent refurbishment
- Modern kitchen
- Sitting / dining room
- Ground floor study
- Council tax band: C, EPC rating : E

The Location

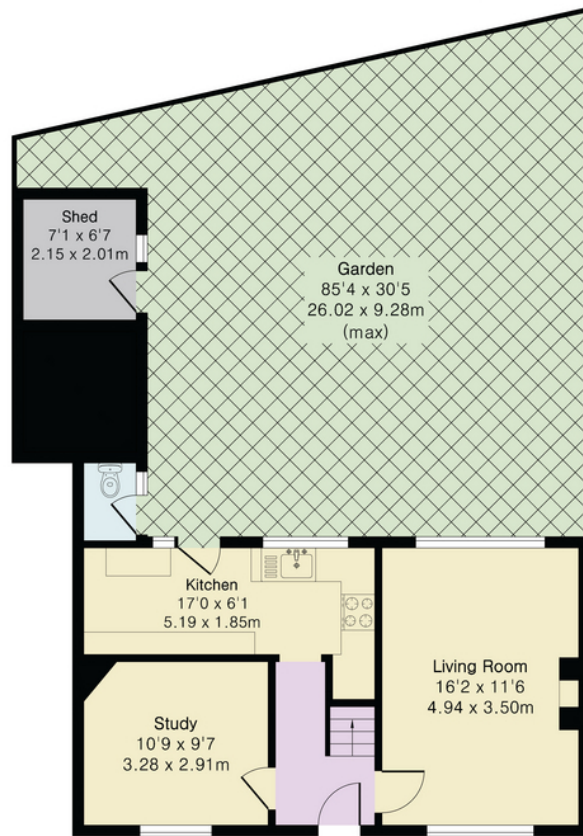
East Hendred is situated between Wantage and Harwell having two country pubs, village shop, community centre, The Hendreds Pre-School and Church of England Primary School and St Amand's Catholic Primary School. The A34 is easily accessible with the M40 to the north and the M4 to the south Didcot c.5 miles offers a fast service to London Paddington c.40 minutes. The nearby town of Wantage offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday.

**Approximate Gross Internal Area 936 sq ft - 88 sq m
(Excluding Outbuilding)**

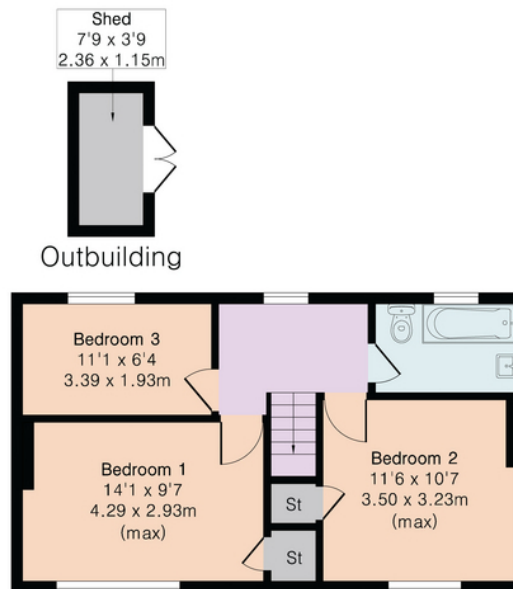
Ground Floor Area 468 sq ft – 44 sq m

First Floor Area 468 sq ft – 44 sq m

Outbuilding Area 91 sq ft – 8 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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