



Herman Close, East Hanney, Wantage, OX12 0FT
£700,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A stunning four-bedroom detached family home, set on a generously sized plot of just over a quarter of an acre, located within a small development in the highly sought-after village of East Hanney.

This impressive home comprises an entrance hall, study, and cloakroom/utility room, alongside a spacious and stylish open-plan kitchen/dining room. The kitchen is fitted with a range of base and eye-level units complemented by composite worktops, and benefits from integrated appliances including a gas hob, double oven, dishwasher, and fridge/freezer, as well as a convenient side access door. The generous sitting room features an impressive built-in media wall with storage and French doors opening onto the west-facing rear garden.

To the first floor, the principal bedroom boasts built-in wardrobes and a stylish en-suite. There are three further well-proportioned double bedrooms and a contemporary family bathroom with a separate shower.

To the front of the property, a large driveway provides parking for multiple vehicles and leads to a double garage with power and lighting. The landscaped front garden is mainly laid to lawn with mature shrubs. A particular highlight of this home is the extensive west-facing rear garden, which is predominantly laid to lawn and features a large patio, along with a separate seating area set beneath a wooden pergola. Well-stocked shrub borders and mature trees offer a high degree of privacy, while a section of the garden has been thoughtfully designed as a charming woodland play area.

Estate maintenance charge- £571 per annum





Key Features

- Four bedroom detached property
- Spacious open plan kitchen / dining room
- 0.26 of an acre plot
- Sitting Room
- Cloakroom / utility room
- Study
- Modern family bathroom
- Double garage and driveway
- West facing rear garden
- Council Tax band; F, EPC Rating; B



The Location

East Hanney is a thriving village three miles north of Wantage. The charming Hanney villages amenities include public houses, restaurants, community shop, Post Office, churches and St James C of E primary school. There are also a number of outstanding private schools locally. The village has excellent links via the A34 with the M40 to the north and the M4 to the south. Didcot railway station c.7.4 miles offers a fast service to London Paddington c.40 minutes. The historic city of Oxford lies approximately 12 miles away and the nearby towns of Abingdon and Wantage provide a wide range of facilities including supermarkets, independent shops, cafes, public houses, restaurants, leisure facilities and regular farmers market.

Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. The property has driveway parking. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.



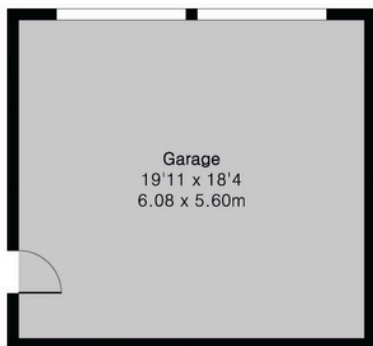
Thomas Merrifield and their clients give notice that:

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.

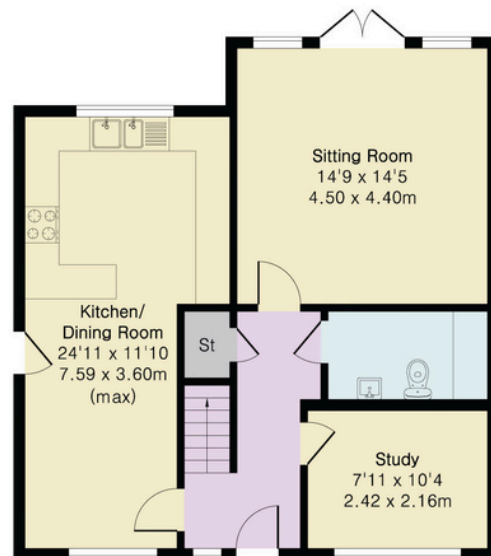
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Approximate Gross Internal Area 1453 sq ft - 135 sq m
(Excluding Garage)**

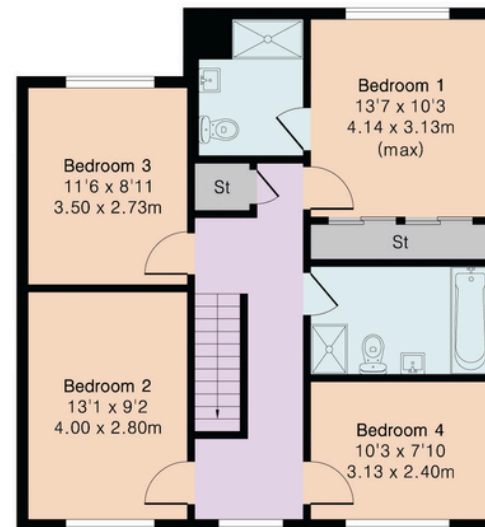
Ground Floor Area 721 sq ft – 67 sq m
First Floor Area 732 sq ft – 68 sq m
Garage Area 366 sq ft – 34 sq m



Garage



Ground Floor



First Floor

Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS