



The Old Stable The Greenway, West Hendred, OX12 8RG

Guide Price £315,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A charming two-bedroom detached property, enjoying countryside views from the bedrooms and nestled in a peaceful village location, just a short distance from local shops and amenities.

The ground floor features a welcoming entrance porch leading into a cosy open plan sitting room and dining room with many original features, a downstairs bathroom recently updated, all leading to a country-style kitchen looking across the garden. The property also benefits from a hive central heating installed with cast iron radiators and log burner.

The upstairs is accessed via a spiral staircase, there are two double bedrooms with plenty of storage and views across the countryside to the front of the property.

The main entrance is located on the side of the property, accessed via a new gated pathway. The beautifully landscaped rear patio garden is a tranquil haven with a large log store to the side.

Some material information to note: Ofcom checker indicates standard and superfast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most 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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





## Key Features

- Two bedroom detached
- Village location
- Entrance porch
- Spiral staircase
- Original features
- Rear patio garden
- Countryside views
- Council Tax Band; D, EPC Rating; F

## The Location

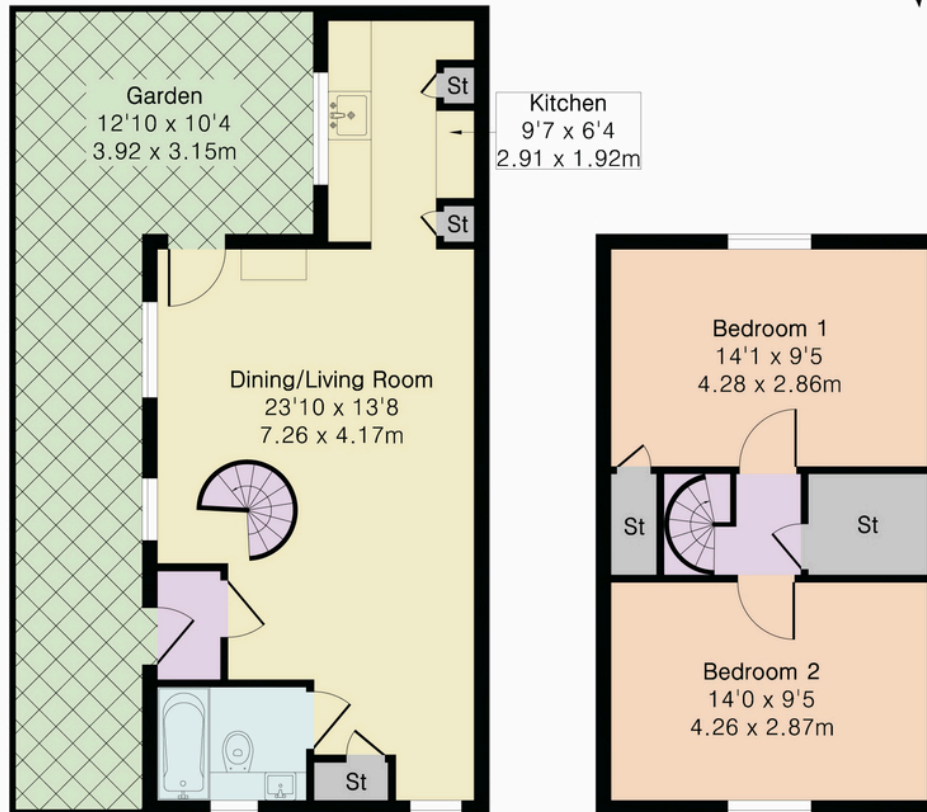
West Hendred is situated between Wantage and Harwell close to the Ridgeway for excellent walking/cycling activities and The Extraordinary Hare public house. In nearby East Hendred there are two pubs village shop pre school and two primary schools. The A34 is easily accessible with the M40 to the north 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 twice weekly market.



## Approximate Gross Internal Area 714 sq ft - 66 sq m

Ground Floor Area 388 sq ft – 36 sq m

First Floor Area 326 sq ft – 30 sq m



Ground Floor

First Floor

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