



Winter Lane, West Hanney, OX12 0LF

£1,095,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

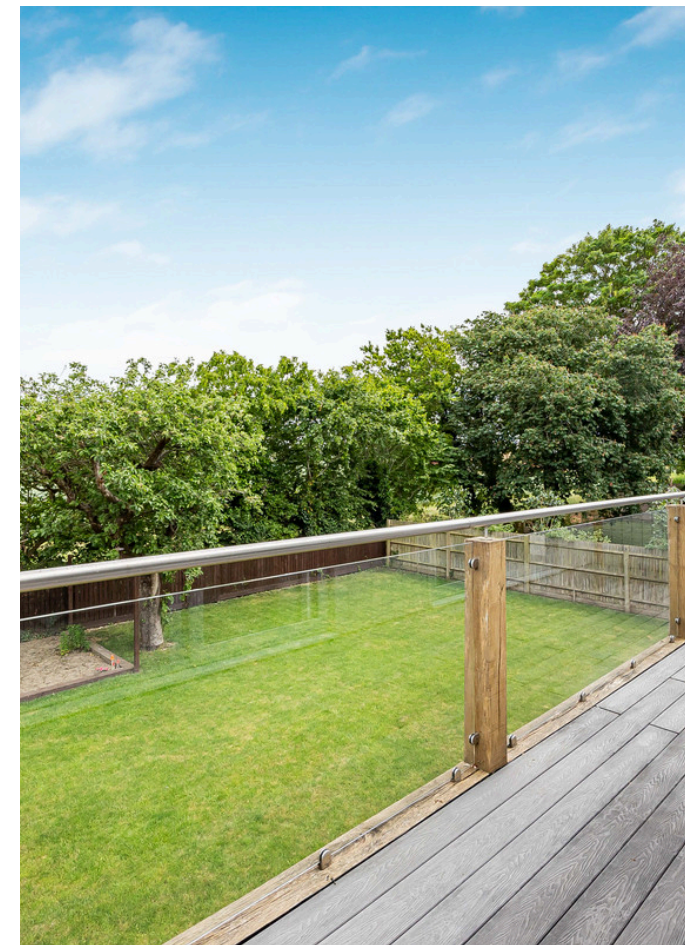
An outstanding detached property occupying a generous plot of approximately a quarter of an acre. Enjoying a highly desirable position within this sought-after village, the property backs directly onto open countryside

Having been significantly extended and upgraded to an impressive standard, creating a substantial family home. The sitting room provides a cosy retreat, with wood-burning stove. A particular highlight of the home is the superb open-plan kitchen, dining and family room, designed as the heart of the house. This is complemented by a separate formal dining room. A further study/ground-floor bedroom with adjacent shower room. An impressive studio annexe, currently incorporated into the main accommodation, it can easily be configured as a self-contained living space if required. The annexe comprises a substantial studio-style bedroom/sitting room, together with its own shower room and utility/kitchen area, making it ideal for dependent relatives, guests, or potential income opportunities.

To the first floor there are four generously proportioned bedrooms. Two of the principal bedrooms benefit from private balconies overlooking the surrounding countryside, together with en-suite shower rooms and dedicated dressing room/wardrobe areas. The remaining bedrooms are well served by a stylish family bathroom.

Externally, the property is set well back from the road and approached via a private driveway providing extensive off-road parking for numerous vehicles, in addition to a large double car port. The generous rear garden enjoys a good degree of privacy and features a contemporary patio terrace, ideal for outdoor entertaining. The remainder of the garden is predominantly laid to lawn, complemented by a number of useful storage sheds.





Key Features

- Exceptional detached family home occupying a plot of approximately 0.25 acres
- Sought-after village location backing directly onto open countryside
- Self-contained annexe potential with studio bedroom/living area, shower room and kitchenette
- Private balconies to two bedrooms
- Significantly extended, remodelled and upgraded to a high specification throughout
- Extensive driveway parking and double car port
- Stunning open-plan kitchen, dining and family room
- EPC rating: C, Council tax band: F



The Location

West Hanney is a beautiful and popular village situated just to the north of Wantage and adjacent to East Hanney. The Hanney villages benefit from local pubs restaurants village shop post office Churches St James C of E primary school and pre-school. The town of nearby Wantage offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. There are excellent communication links via the A34 with the M40 in the north and the M4 in the south. Didcot c. 9 miles offers a fast service to London Paddington c. 40 minutes.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. 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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



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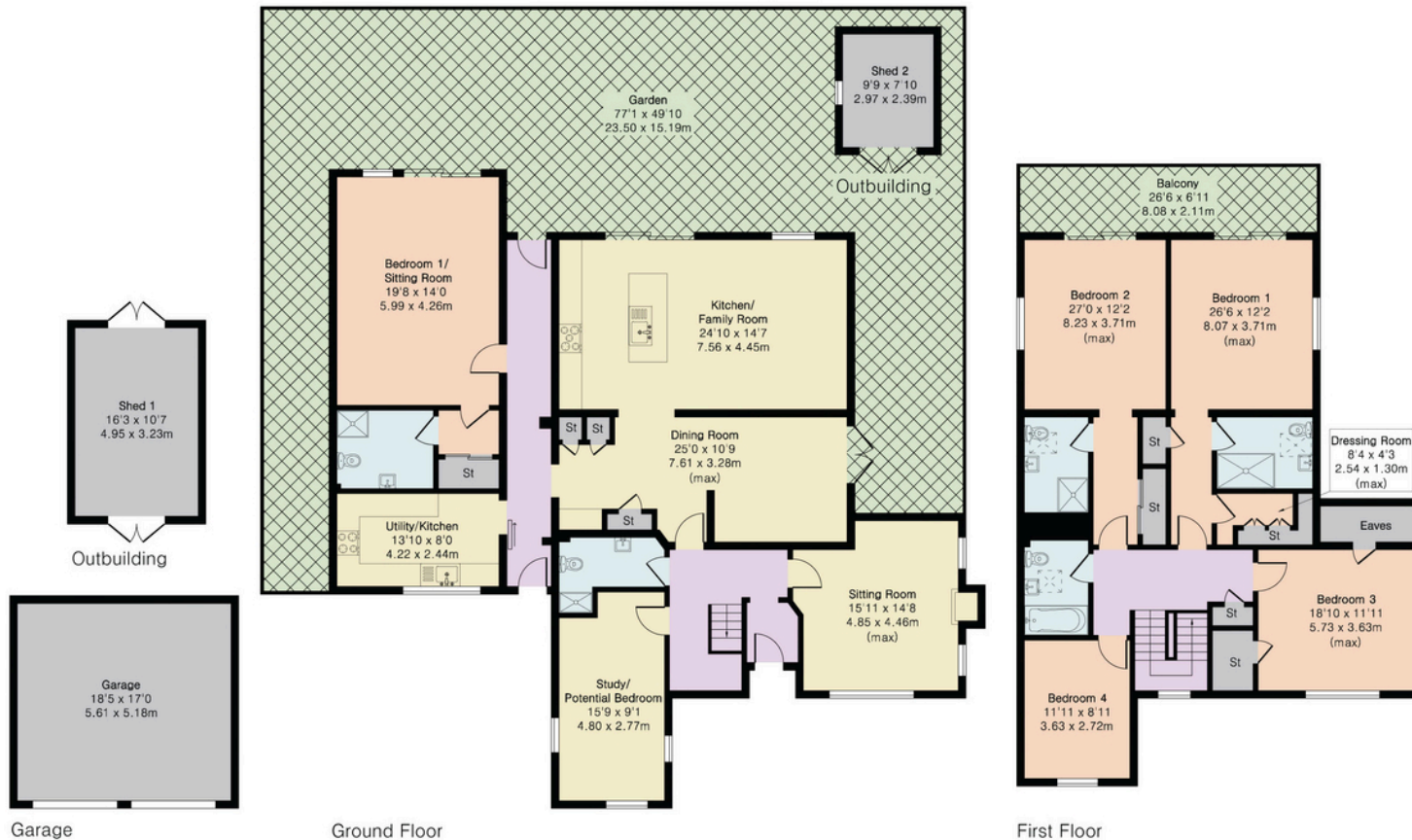
**Approximate Gross Internal Area 2975 sq ft - 277 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1827 sq ft – 170 sq m

First Floor Area 1148 sq ft – 107 sq m

Garage Area 313 sq ft – 29 sq m

Outbuilding Area 249 sq ft – 23 sq m



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