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£675,000 Plot 7 Castle Gardens, East Hanney, Wantage, OX12 0LX, UK

Freehold



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## £675,000 Castle Gardens, East Hanney

Council Tax Band

Introducing Castle Gardens, by a local developer of some repute is located in the charming village of East Hanney, near Wantage in Oxfordshire. **READY TO OCCUPY.** Each home features generous parking, more extensive gardens than the typical new build provision, turfing and floor coverings, integrated appliances and a double garage or double car barn. Additionally, every homeowner will become a management company member responsible for maintaining the development's private road and communal facilities, putting them in control of their annual service charge. Given the easy walk into the centre of the village, these fantastic new homes are well worth viewing.

Plot 7 Spacious five-bedroom detached family home over three floors with double car barn and parking. The car barn has a loft space which has a fixed external staircase, light, power and Velux windows and would be ideal for a home gym or the like. The downstairs features a spacious hallway, a large kitchen/breakfast/family room, living room with fireplace, utility room, and cloakroom. With enclosed gardens to the rear, parking space, and double car barn, the property is ready for immediate occupation and chain-free.

Location East & West Hanney are attractive Oxfordshire villages benefiting from good communication links to Wantage and beyond, with Didcot Parkway approx. 9 miles away, Oxford around 12.5 miles distant and Swindon approximately 17 miles off. Featuring two public houses The Black Horse & The Plough (which many local residents now own) and both Indian & Italian Restaurants, these thriving communities also boast a community shop, tennis, football, bowls, and cricket clubs and a busy social scene. Village life is enhanced by excellent access to the beautiful surrounding Oxfordshire countryside, for ramblers and cyclists alike. In this modern age, the village website;



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<http://www.thehanneys.org.uk/> is a superb medium to integrate into all that these lovely villages have to offer.

[what3words w3w.co/grafted.ended.establish](http://what3words.w3w.co/grafted.ended.establish).

**Estate Service Charge** An estimated annual fee of £395 per unit will be charged to cover the maintenance of the private road and common areas.

**Utilities** All mains services are connected.

**Heating Type** Gas fired central heating boiler with underfloor heating on the ground floor and radiators on the first floor.

**Other Material Information** 10-year Build-Zone New Home Warranty. Planning permission has been applied for to provide five new homes on adjacent land (planning reference number P24/V2313/FUL). If permission is forthcoming, access will be provided via Castle Gardens.

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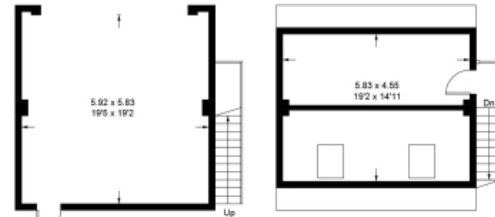




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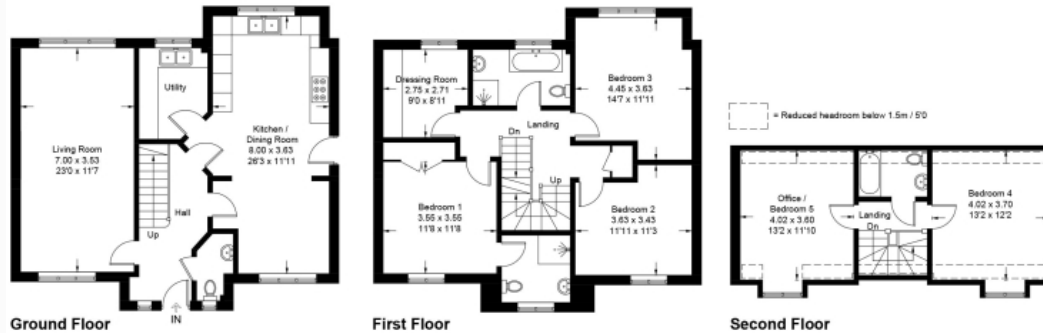
## Plot 7 Castle Gardens East Hanney, OX12 0LX

Approximate Gross Internal Area = 186.7 sq m / 2010 sq ft  
 Carport = 62.0 sq m / 667 sq ft  
 Total = 248.7 sq m / 2677 sq ft



**Ground Floor**  
(Not Shown In Actual Location / Orientation)

**First Floor**



**Ground Floor**      **First Floor**      **Second Floor**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>.

SDLT. For Stamp Duty Land Tax calculations, visit <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Flood Risk. To check the long-term flood risk for this property, visit <https://www.gov.uk/check-long-term-flood-risk>.

Planning. To see any planning applications that may affect this property, visit <https://www.gov.uk/search-register-planning-decisions>.

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**IMPORTANT** - In compliance with the DMCC Act 2024, Green & Co. makes every effort to provide accurate, up-to-date information, including property tenure (Freehold/Commonhold/Leasehold), council tax band, utility types, and material restrictions or building safety issues, as made available to us. We recommend that buyers verify this information alongside their legal representative before making an offer. The details and photographs within this brochure are for guidance only and are accurate to the best of our knowledge. They do not constitute a contract or offer. Green & Co. has not tested any apparatus, equipment, or services and cannot verify that they are in working order. All measurements are approximate and any digitally enhanced images are meant to illustrate potential, not guarantee reality.