



St James Way, West Hanney, OX12 0FN

£1,400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Ardington House is a beautifully designed five-bedroom detached family home, built to perfectly suit modern living, situated on a quiet private road within the popular village of West Hanney.

The property comprises a bright and airy entrance hall with a beautiful oak staircase and double height windows flooding the space with natural light. The triple-aspect 21ft sitting room features a wood-burning stove, built-in shelving and two sets of French doors opening onto the rear garden.

The superb 29ft kitchen/dining/family room has French doors onto the patio, making it ideal for entertaining. The kitchen boasts a large central island and integrated Neff appliances, including three ovens, full-height fridge and full-height freezer, coffee machine, microwave, plate-warming drawer and induction hob. There is a walk-in pantry, filtered and instant hot water tap and water softener.

The remainder of the ground floor comprises a study with built-in shelving, separate utility/boot room providing side access, and a generous cloakroom.



A beautiful first floor galleried landing leads to the principal bedroom with vaulted ceiling, ample built-in wardrobes and an en-suite with separate bath and shower. The remainder of the first floor comprises four additional double bedrooms, all with plentiful storage and stunning en-suites.

To the front of the property is a walled boundary with a number of mature shrubs. The double garage has a bright and airy studio above. The south east facing walled rear garden is mainly laid to lawn, with small trees and mature shrubs, together with a pagoda and storage shed.



Key Features

- Beautifully designed five-bedroom detached family home
- Quiet private road in the popular village of West Hanney
- Bright and welcoming entrance hall with beautiful oak staircase
- Triple aspect sitting room with woodburning stove
- Superb 29ft kitchen/dining/family room with large central island
- Principal bedroom with fitted wardrobes and four-piece en-suite
- Additional four double bedrooms with built-in storage & en-suites
- Double garage with EV charging point and versatile studio above
- Underfloor heating throughout both the ground and first floors
- Council tax Band; G, EPC Rating; B





The Location

Prominently situated just off Buttercross Green in the village of West Hanney, the property lies within an exclusive development of high-end homes, built by Sweetcroft Homes, on the edge of a conservation area.

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 and post office, churches St James C of E primary school and pre-school. 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. 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.

Locally there are excellent walks, riding routes, amenities including Frilford Heath Golf Club, Newbury Racecourse and Oxford just 14 miles to the north east. The area offers an excellent choice of independent schools including Abingdon School, St Helen & St Katherine, and Radley College.

Some material information to note: Freehold property.

Underfloor heating throughout. 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. We are not aware of any planning permissions in place that would negatively affect the property.



**Approximate Gross Internal Area 3327 sq ft - 309 sq m
(Excluding Garage)**

Ground Floor Area 1535 sq ft – 143 sq m

First Floor Area 1532 sq ft – 142 sq m

Garage Floor Area 369 sq ft – 34 sq m

Studio Floor Area 260 sq ft – 24 sq m



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