

Evergreen Winter Lane, Wantage, OX12 0LF

£485,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS







# The Property

A superb three-bedroom detached home, ideally positioned in the very heart of the idyllic South Oxfordshire village of West Hanney. The property is offered to the market with the added benefit of no onward chain.

The property comprises entrance porch, which leads into a spacious dual-aspect living room, with stairs rising to the first floor. Double doors open into the dining room, with an archway leading through to the modern kitchen. The kitchen which benefits from underfloor heating is fitted with a stylish range of sleek eye and floor-level units with granite worktops, complemented by integrated appliances, a central island and travertine stone flooring, with French doors providing direct access to the rear garden. Completing the ground floor is a useful utility room and a WC. To the first floor are three bedrooms, and a modern family bathroom with shower over bath.

Outside, the property is approached via a generous driveway providing ample parking, with a garage and side access gate. The rear garden is predominantly laid to lawn, with a patio area, sheds and a variety of mature shrubs, creating a pleasant and private setting.

Some material information to note: Freehold house. Oil fired 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. 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.







## Key Features

- No onward chain
- Three bedroom detached home
- Open plan dining room / kitchen
- Utility
- Family bathroom
- WC
- Garage
- Council Tax Band; E, EPC Rating; D

## The Location

West Hanney is situated just to the north of Wantage and adjacent to East Hanney. The Hanney villages benefit from local pubs including the award winning pub, The Plough, restaurants, village shop, 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.

**Approximate Gross Internal Area 1043 sq ft - 97 sq m**
**(Excluding Garage & Outbuilding)**
Ground Floor Area 653 sq ft – 61 sq m
First Floor Area 390 sq ft – 36 sq m
Garage Area 135 sq ft – 13 sq m
Outbuilding Area 81 sq ft – 8 sq m




PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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