



Church Street, East Hendred, Wantage, OX12 8LA
£765,000

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Poplars is a charming Grade II listed home, ideally situated in the heart of the idyllic village of East Hendred. Offering a wealth of character alongside stunning private gardens, this is a rare opportunity to acquire a truly historic property on the sought-after Church Street.

This delightful home is rich in period features that must be seen to be fully appreciated. The accommodation comprises an entrance hall with storage, leading through to an open kitchen/breakfast room with a very useful pantry and a formal dining area featuring a large fireplace with exposed brickwork, a wood burner, and a bay window.

To the rear of the property, an additional hallway utilised as a study provides access to a cloakroom. A particularly impressive sitting room boasts a fireplace, vaulted ceiling, and mezzanine level, creating a wonderful sense of space and character. This area leads through to inner hallway with a utility room and stairs ascending to the mezzanine, which has previously been used as a bedroom.

Upstairs, the property offers an impressive principal bedroom with built-in storage, two further bedrooms, and a family bathroom.



The picturesque rear garden is simply outstanding, featuring a patio area, lawn, and well-stocked mature shrubs and borders. A timber-framed outdoor entertaining area is perfectly positioned to enjoy the surroundings, while a charming hedge arch leads through to a further “secret” garden, offering an excellent degree of privacy and planning permission in place to erect a further outbuilding / home office. Additional features include a storage shed, and further seating areas. Side access leads to a parking area providing space for multiple vehicles.



Key Features

- No onward chain
- Picturesque village location
- Charming Grade II listed cottage offering a wealth of character
- Planning permissions granted for extension at the rear and garden home office
- Vaulted rear sitting room with mezzanine floor
- Ample off street parking
- Dining room with large fireplace and wood burner
- Stunning, well-maintained gardens
- Oil fired central heating
- Council Tax Band: E, EPC Rating: E



The Location

East Hendred is situated between Wantage and Harwell having two country pubs, village shop, community centre, The Hendreds Pre-School and Church of England Primary School and St Amand's Catholic Primary School. 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 market on a Wednesday and Saturday.

Some material information to note: Freehold property. Oil central heating, Mains water, mains electrics and mains drains. Ofcom checker indicates standard and superfast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most major providers. The government portal generally highlights this as a very low flood risk within this postcode. We are not aware of any planning permissions in place which would negatively affect the property.



Approximate Gross Internal Area 1876 sq ft - 175 sq m

Ground Floor Area 1148 sq ft - 107 sq m

First Floor Area 728 sq ft - 68 sq m



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