



Brandelhow, Orchard Lane, East Hendred  
£670,000

Waymark

# Brandelhow, Orchard Lane

## East Hendred, Wantage

Situated in the highly desirable village of East Hendred, this impressive and extended four-bedroom detached home offers generous and versatile accommodation. Offered for sale with no onward chain, this well presented home should be viewed internally to fully appreciate all there is on offer.

Upon entering the property, a welcoming entrance hall provides access to the main reception rooms. The spacious living room offers an ideal setting for relaxation, while the dining room flows seamlessly into the modern kitchen, creating an excellent space for both family life and entertaining. The kitchen is fitted with a comprehensive range of cabinetry, complemented by generous granite work surfaces that provide both practicality and style. Leading from the dining room is a versatile family room, separated by a central chimney breast which presents an excellent opportunity for the installation of a double-sided log burner, which would enhance the connection between the two spaces. The family room opens through bi-fold doors into the impressive conservatory, a light-filled reception area enjoying attractive views over the rear garden and providing an ideal space for year-round enjoyment. A further door from the family room returns to the entrance hall, creating a superb circular flow throughout the ground floor accommodation. Completing the ground floor is a convenient cloakroom and a useful utility room, fitted with matching cabinetry and granite work surfaces, providing additional storage and laundry facilities. To the first floor are four bedrooms including a master bedroom that benefits from its own en-suite facilities. The master bedroom also enjoys direct access to the fourth bedroom, creating a highly adaptable arrangement that could serve as a nursery, dressing room or home office depending on individual requirements.





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Bedroom two is equally impressive, featuring two built-in double wardrobes that provide excellent storage. A well-appointed family bathroom serves the remaining bedrooms, making the layout ideally suited to modern family living.

Externally, the property enjoys a large and private rear garden, beautifully screened by mature trees to the rear to create a peaceful and secluded outdoor environment. To the front, a generous driveway provides ample off-road parking for multiple vehicles.

Furthermore, the property is located in East Hendred which is renowned for its attractive village setting, strong sense of community and convenient transport links, making it an ideal choice for families and commuters alike.

**Material Information:** The property is freehold and connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor, variable in-door for Three & O2, Good Outdoor for Vodafone, Variable Outdoor for EE according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. Broadband - Ultrafast available.



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East Hendred, Wantage

East Hendred is a beautiful village which benefits from excellent facilities including two churches, two public houses and a thriving village store with a post office. There is also a community centre, sports club regular bus service and a museum. Schooling in the area is very good with a pre-school and two primary schools in the village itself with further private and state schools in Wantage (4 miles), Didcot (5 miles) and Abingdon (6 miles). Communication links to the village are excellent with the A34 approx. 4 miles, which links to both the M4 & M40 motorways and there is a mainline rail link into London Paddington from Didcot Parkway. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

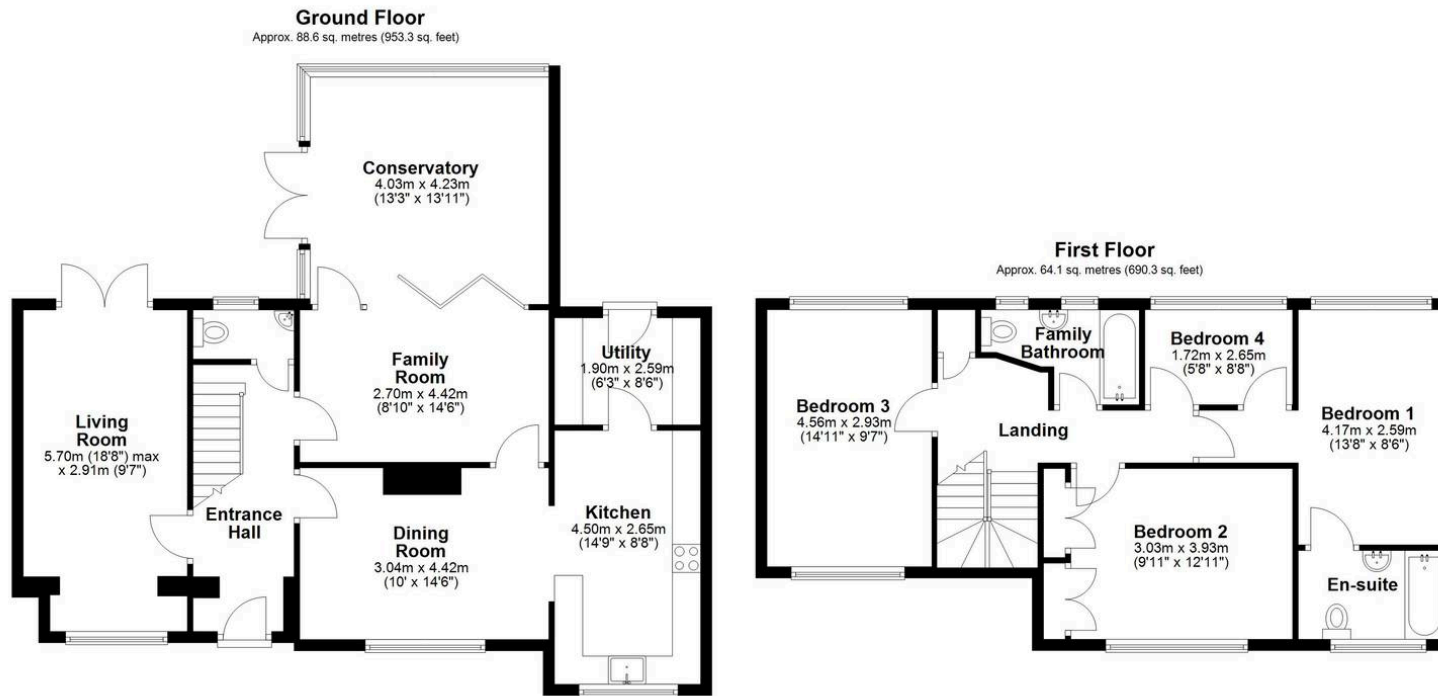
EPC Environmental Impact Rating: D

- Spacious & Extended Four Bedroom Detached Family Home
- Three Reception Rooms & Exceptional Conservatory
- Modern Kitchen With Useful Utility
- Large Private Garden Screened By Trees
- Generous Driveway Providing Off Road Parking For Several Vehicles
- No Onward Chain - Viewing Essential
- Highly Sought After East Hendred Village Location









Total area: approx. 152.7 sq. metres (1643.7 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.  
Plan produced using PlanUp.

# Waymark Wantage

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