

GREEN & CO



£850,000 Barnfield Newbury Road, East Hendred, Wantage, OX12 8LG, UK

Freehold



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£850,000 Newbury Road, East Hendred

Council Tax Band G

Barnfield occupies an impressive 0.22-acre plot, discreetly positioned at the end of a private driveway on the edge of the highly sought-after village of East Hendred. Enjoying an elevated setting with delightful views across the surrounding countryside, this beautifully presented home offers versatile single-storey living (with internal steps), perfectly suited to a range of lifestyles. The well-designed accommodation comprises a welcoming entrance hall, a versatile study, a spacious triple-aspect sitting room, and a superb open-plan kitchen, dining and breakfast room that forms the heart of the home. The principal bedroom benefits from a stylish en-suite bathroom, while two further bedrooms are served by a contemporary family shower room featuring a low-threshold walk-in shower. Outside, the property is approached via a gravel driveway leading to off-road parking and access to an attached double garage linked to the neighbouring property's garage. The beautifully landscaped gardens are a particular highlight, offering a haven for keen gardeners. An enchanting secret courtyard provides a sheltered space for relaxation, while an elevated viewing platform enjoys far-reaching westerly views across the adjoining countryside, creating the perfect spot to enjoy the evening sunset. Barnfield has been meticulously maintained and thoughtfully enhanced by the current owners. Modern energy-efficient improvements include photovoltaic solar panels and an air source heat pump, while further quality upgrades such as an electrically operated garage door, premium Miele appliances in the kitchen and utility room, and beautifully refitted bath and shower rooms combine modern convenience with timeless style. The result is an exceptional home that seamlessly blends comfort, efficiency and high-quality finishes, all within a peaceful and picturesque village setting.

what3words. w3w.co/kilts.assures.economics.



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Utilities. All main services are connected with the exception of mains gas.

Heating Type. Air-source heat pump to radiators.

Location. The thriving village communities of East and West Hendred lie approx. 4 miles to the east of Wantage, providing access to the A34 and beyond, via the A417. With three superb public houses, The Eyston Arms, The Wheatsheaf, and recently re-opened The Extraordinary Hare, sports club, and traditional village store in East Hendred, rural life is further enhanced by pedestrian and cycle access to the surrounding open countryside, specifically the ancient path of the Ridgeway. There are excellent communication links and the villages boast two schools, churches, and much character. With easy access to Didcot Parkway and London Paddington only a further 40 mins by train, these picturesque villages are a haven for the commuter and fully deserve their status as arguably the most favoured in the area. This superb property lies within the conservation area that is East Hendred itself.

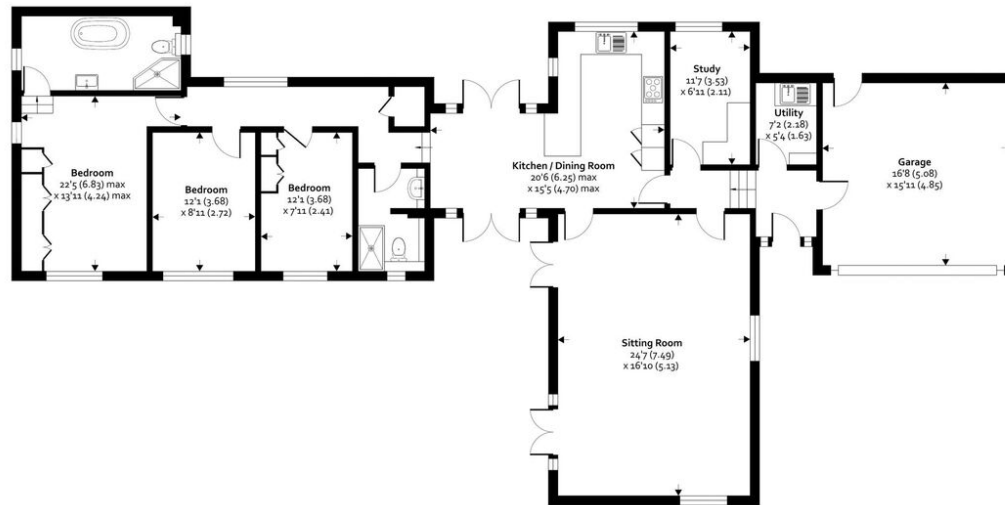




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Approximate Area = 1519 sq ft / 141.1 sq m
Garage = 267 sq ft / 24.8 sq m
Total = 1786 sq ft / 165.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Green & Co. REF: 122652



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	63 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>.

The logo for Green & Co. features the word "GREEN" in a large, white, serif font, followed by "& CO" in a smaller, white, sans-serif font. The logo is set against a dark green rectangular background.

GREEN & CO



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