



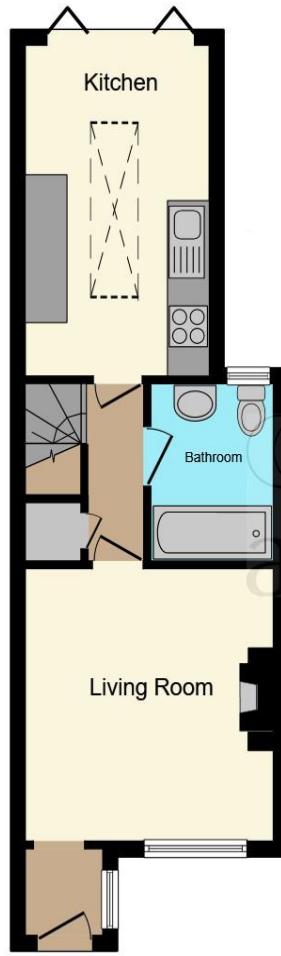
Mount Pleasant, Church Street, East Hendred, Wantage, OX12 8LA

Welcome to

Mount Pleasant, Church Street, East Hendred, Wantage

Allen & Harris are pleased to offer this three-bedroom cottage offering many characterful features throughout. Set back from the road and enjoying an elevated position, the property has been extended to provide a kitchen/dining room with a glazed roof lantern. In brief the accommodation comprises entrance porch, sitting room with feature wood burning stove, stone floor and under floor heating. There is an inner hallway with stairs to first floor and door to the ground floor bathroom. To the first floor there are two bedrooms with the master offering a feature fireplace and fitted wardrobes. The second floor loft conversion offers a third bedroom with Velux window to rear. All bedrooms have inbuilt storage. Outside there is a small courtyard to the rear and a north facing front garden mainly laid to lawn with pathway to front door. Located to the front of the property is a parking space for one car and a garage offering off road parking or storage facilities.

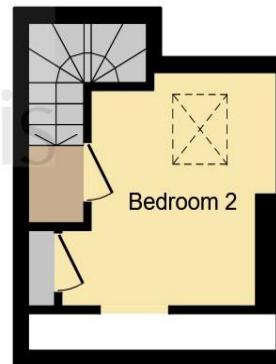




Ground Floor



First Floor



Second Floor

Entrance Hall

Lounge

12' x 11' 7" into chimney recess (3.66m x 3.53m into chimney recess)

Kitchen

14' 9" x 8' 8" (4.50m x 2.64m)

Bedroom One

10' 6" x 10' 5" (3.20m x 3.17m)

Bedroom Two

9' 5" x 8' 9" max into recess (2.87m x 2.67m max into recess)

Bedroom Three

10' 3" x 8' 7" (3.12m x 2.62m)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to Mount Pleasant, Church Street, East Hendred, Wantage

- Three bedrooms
- 753sqft excluding garage *taken from EPC
- Kitchen / Dining Room
- Well established north facing garden
- Garage

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£365,000



Location

East Hendred is a sought after village in its own Conservation Area and is also within the North Wessex Downs Area of Outstanding Natural Beauty. The village amenities include two charming village gastro pubs, two village schools and a pre-school, as well as a village shop and post office.

The Ridgeway national trail is also close by for walkers, cyclists and runners. East Hendred is well connected for Didcot Parkway station (c. 15mins) with regular services to London Paddington in under 40 mins (and Reading in c.12 mins). Also well connected for the A34, offering short drives to Abingdon and Oxford to the north and Newbury to the South. The A417, connects East Hendred with the nearby market town of Wantage.



view this property online allenandharris.co.uk/Property/DID105872

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
DID105872 - 0004



01235 812333



didcot@allenandharris.co.uk



135 Broadway, DIDCOT, Oxfordshire, OX11 8RQ



allenandharris.co.uk