

GREEN & CO



£925,000 The Old Crown, East Hanney, Oxfordshire, OX12 0HR, UK

Freehold



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Council Tax Band G

An exceptional four-bedroom detached family home, The Old Crown blends timeless Georgian-style character with generous proportions, high ceilings, and beautifully balanced living spaces. Bathed in natural light and set within an attractive 0.26 acre plot in the sought after village of East Hanney, it offers a rare combination of elegance and practicality.

Built in 1831, the property makes an immediate impression on approach. Its handsome red brick façade is complemented by the charming stone-built former 18th-century brewhouse that enriches the home's historic appeal. Mature trees and a neatly maintained frontage frame the setting, while a gravelled driveway provides convenient parking to the front and gated side access leads to further gravelled parking, enhancing both practicality and kerb appeal.

At the heart of the home lies a magnificent triple-aspect kitchen/family room, flooded with natural light and perfectly designed for modern family living and entertaining, with two superb fireplaces, one housing a wood-burning stove. This superb space is further complemented by a separate pantry, a generous dining room ideal for formal occasions, and a welcoming sitting room offering a more intimate retreat. Additional ground-floor accommodation includes a cloakroom and a well-appointed utility/boot room, complete with a useful loft space above. The ground-floor accommodation is both spacious and flexible and could be tailored to most family requirements.

Upstairs, the property offers four well-proportioned double bedrooms, two of which benefit from en-suite facilities. The principal bedroom enjoys the added luxury of access to a magnificent Jack-and-Jill family bathroom, finished to a high standard and designed for both comfort and practicality.

The gardens are predominantly laid to lawn with a large patio and bordered by mature trees and established hedging, creating a sense of tranquillity and are ideal for family enjoyment. With the addition of a clean and dry cellar (average head height 1.8m), a large shed and useful workshop, The Old Crown presents a rare opportunity to acquire a substantial and characterful home in a desirable Oxfordshire village setting, combining period Georgian charm with modern family functionality.

Utilities. All main services are connected. **Heating Type.** Gas-fired central heating to radiators.



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what3words. [w3w.co/tape.proper.overheard](https://www.what3words.com/tape.proper.overheard).

Location. Set amid unspoilt Oxfordshire countryside, the highly regarded villages of East and West Hanney offer an exceptional blend of rural character and everyday convenience. Perfectly positioned for both work and leisure, the villages provide access to Didcot Parkway, the historic city of Oxford, and Swindon, providing excellent connectivity to London, regional centres and the wider Southeast. Residents enjoy two much-loved public houses, The Black Horse and The Plough, the latter proudly owned by the local community, alongside popular Indian and Italian restaurants. Day-to-day needs are well served by a thriving community-run village shop, while sports and recreation are catered for by active tennis, football, bowls and cricket clubs. Outdoor living is very much at the heart of life in East and West Hanney. With direct access to rolling countryside, footpaths and bridleways, the villages are ideal for walking, cycling and enjoying the natural beauty of the Vale of White Horse. A full calendar of clubs, events and social activities ensures a lively village atmosphere and makes it easy for newcomers to feel quickly at home. Families are particularly well served. The local primary school, St James Primary School, is a lovely village school, while the area offers an outstanding choice of independent schools, including Abingdon Prep, St Hugh's School, Pinewood School, Cothill House, Radley College, The Dragon School, Summer Fields School, Magdalen College School, Abingdon School and St Helen and St Katharine.

Other Material Information. A sump with a pump is installed in the cellar to protect the cellar from groundwater when the water table is high. The pump is activated several times a year after prolonged heavy rain, but no flooding of the cellar has occurred under current or previous ownership.

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Approximate Gross Internal Area = 286.0 sq m / 3078 sq ft
(Including Cellar / Loft Over)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 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>.



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