

£750,000 5 Rectory Farm Close, West Hanney, Oxfordshire, OX12 0LR, UK Freehold


GREEN&CO

£750,000 Rectory Farm Close, West Hanney

Council Tax Band G

An impressive four-bedroom detached family home, occupying a generous 0.31-acre plot with mature gardens, ample driveway parking and a double garage, superbly positioned at the head of a peaceful cul-de-sac in the highly desirable village of West Hanney. Enjoying a delightful setting in one of the area's most sought-after villages, this attractive detached residence offers spacious and versatile accommodation, perfectly suited to modern family living. Set within a generous plot of approximately 0.31 acres, the property combines an enviable degree of privacy with established gardens and the convenience of a quiet, tucked-away position. The well-proportioned accommodation offers an excellent balance of reception and bedroom space. The ground floor features a particularly impressive dual-aspect lounge, a separate dining room ideal for entertaining, and a comfortable family room providing additional space for relaxation. A generously sized kitchen, adjoining utility room and cloakroom complete the ground floor accommodation. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom benefiting from a spacious en suite bathroom, together with a separate family bathroom. Outside, the property is particularly appealing. The mature gardens provide a wonderful setting, with established planting and ample space for outdoor entertaining, recreation and family enjoyment. The generous plot offers a pleasing sense of space and seclusion, while the extensive driveway provides ample off-road parking and leads to a substantial double garage. The property's position at the head of a quiet cul-de-sac is a further notable advantage, offering a peaceful residential environment. The village setting offers an appealing balance of countryside living and everyday convenience. A rare opportunity to acquire a substantial detached family home in an exceptional village setting, with generous gardens, excellent parking and considerable scope to create a truly outstanding long-term family residence.

what3words. w3w.co/rocked.language.alongside.

Utilities. All main services are connected.







Green & Co. 33 Market Place Wantage OX12 8AL; t. 01235763562; e.sales@greenand.co.uk





Heating Type. Gas-fired central heating to radiators.

Location. Nestled in the heart of Oxfordshire, the picturesque twin villages of East & West Hanney offer the perfect blend of rural charm and modern convenience. Ideally situated just 9 miles from Didcot Parkway, 12.5 miles from the historic city of Oxford, and around 17 miles from Swindon, residents enjoy effortless connections to nearby market towns and beyond. Both villages boast a vibrant community spirit, with two award winning, much-loved pubs — The Black Horse and The Plough (proudly owned by local residents!) — alongside popular Indian and Italian restaurants. For day-to-day essentials, there's a thriving community-run shop, while sports enthusiasts are spoilt for choice with active tennis, football, bowls, and cricket clubs. The Hanneys truly shine when it comes to social life and outdoor pursuits. The villages offer direct access to the stunning Oxfordshire countryside, making them a haven for walkers, cyclists, and anyone seeking a breath of fresh air. The wonderful local primary school of St James is rated good by Ofsted and the area offers a superb range of private schools, including Abingdon Prep, St Hugh's, Pinewood, Cothill, and Radley; The Dragon, Summerfields Headington and Magdalen College School in Oxford, Abingdon School together with St Helen's and St Katharine's in Abingdon. Regular events, clubs, and activities mean there's always something happening, ensuring newcomers quickly feel at home. Want to dive deeper into village life? The vibrant community website www.thehanneys.org.uk is the perfect starting point to explore everything these delightful villages have to offer.

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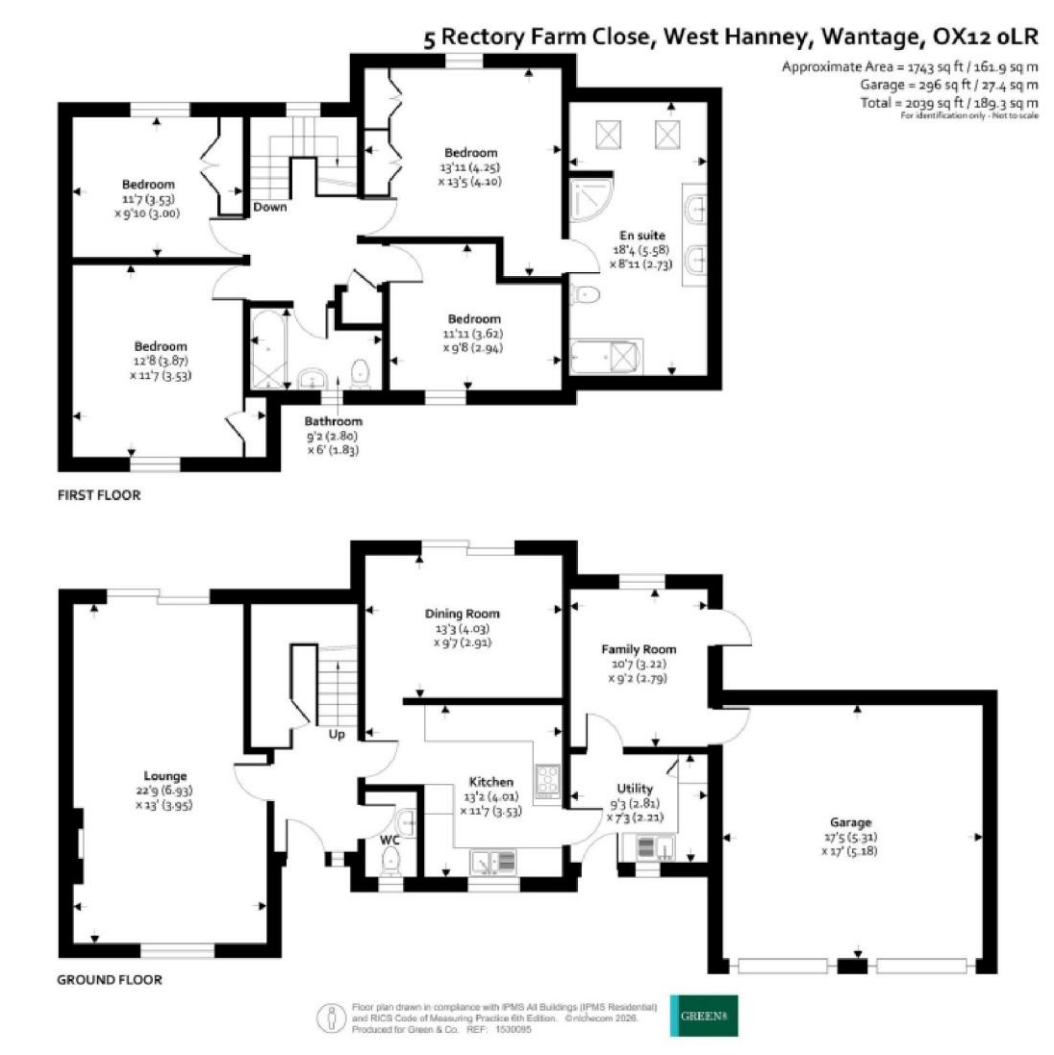






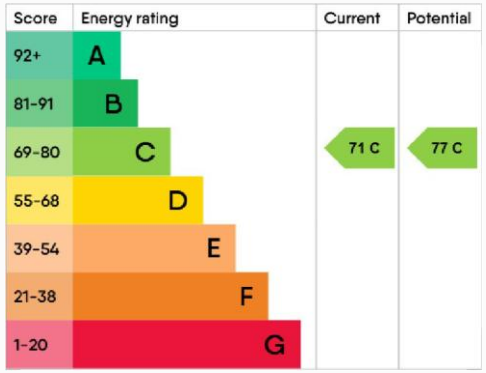



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Ofcom. For broadband speeds and mobile coverage, visit https://www.ofcom.org.uk/.

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.

GREEN & CO



Harry Goodman
01235 773 404



James Goodman
01235 773 401



Lizzy Bissessar
01235 773 405

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