



Chapel House Chapel Square, East Hendred, OX12 8JN

£500,000 Freehold

THOMAS
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SALES LETTINGS



The Property

Attractive two-bedroom detached Grade II listed cottage situated in the heart of the sought-after downland village of East Hendred, offering an abundance of period features.

Chapel House comes to the market in superb order throughout, this characterful home comprises a welcoming sitting room with an inglenook fireplace and wood-burning stove, as well as a formal dining/family room. A modern extension to the rear provides an impressive kitchen/dining area, featuring a bespoke handmade kitchen with Silestone worktops and plinths, integrated appliances, a range oven, and beautiful reclaimed brick and tiled flooring. The dining room, bathroom and kitchen all benefit from under floor heating. A contemporary family bathroom completes the ground floor.

To the first floor there are 2 good-sized double bedrooms, the master with a feature fireplace and one with exposed original floor boards.

Outside, the brick-paving continues to create an ideal space for entertaining, enjoying a sunny south-facing aspect. Steps lead up to the lawn, which is bordered by mature planting, and there is also a brick-built storage shed with power.

Some material information to note: Freehold property. Gas central heating, Mains water, mains electrics and mains drains. Ofcom checker indicates standard and superfast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most major providers. The government portal generally highlights this as a very low flood risk within this postcode. We are not aware of any planning permissions in place which would negatively affect the property.





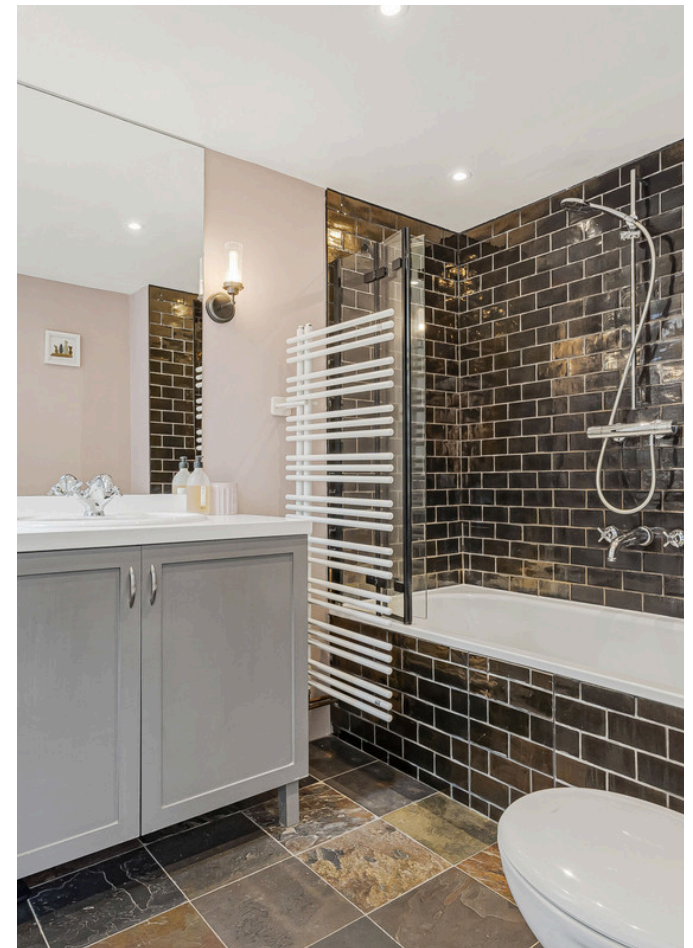
Key Features

- Modern Kitchen / dining / family room
- Enclosed south facing rear garden
- A wealth of character features
- Gas fired central heating to radiators and underfloor heating
- Modern Family Bathroom
- Picturesque location
- Two double bedrooms
- Brick outbuilding with power
- Council Tax Band C, EPC D

The Location

East Hendred is situated between Wantage and Harwell, having two country pubs, village shop, community centre and The Hendreds Pre-School and Church of England Primary School and St Amand's Catholic Primary School. The A34 is easily accessible with the M40 to the north and the M4 to the south, Didcot c.5 miles offers a fast service to London Paddington c.40 minutes.

The nearby town of Wantage offers schooling for all ages, a range of shopping and leisure facilities, as well as a market on a Wednesday and Saturday.



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Approximate Gross Internal Area 992 sq ft - 92 sq m
(Excluding Outbuilding)**

Ground Floor Area 659 sq ft – 61 sq m

First Floor Area 333 sq ft – 31 sq m

Outbuilding Area 42 sq ft – 4 sq m



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