

GREEN &
CO

£275,000 11 White Road, East Hendred, Wantage, Oxfordshire, OX12 8JG, UK

Freehold



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£275,000 White Road, East Hendred

Council Tax Band C

Situated in a quiet pedestrianised location within the ever-popular village of East Hendred, this three-bedroom semi-detached home offers an excellent opportunity for buyers looking to renovate and personalise a property to their own taste. The accommodation is well laid out, featuring two reception rooms and plenty of potential to remodel and update to suit modern living. Outside, the generous rear garden is a real asset, providing ample space for extension or further enhancement, subject to the relevant planning consents and building regulations. Whether you're looking for a rewarding renovation project or a home with scope to grow, this property offers outstanding potential in a highly desirable village location. Available with no onward chain, it is ready for its next chapter.

what3words. w3w.co/fees.regaining.switch

Utilities. All mains services connected.

Heating Type. Gas-fired central heating to radiators.

Location. These thriving village communities 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. There is a superb range of schools in



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the area, including 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.

Other Material Information. Parking on the nearby village road.

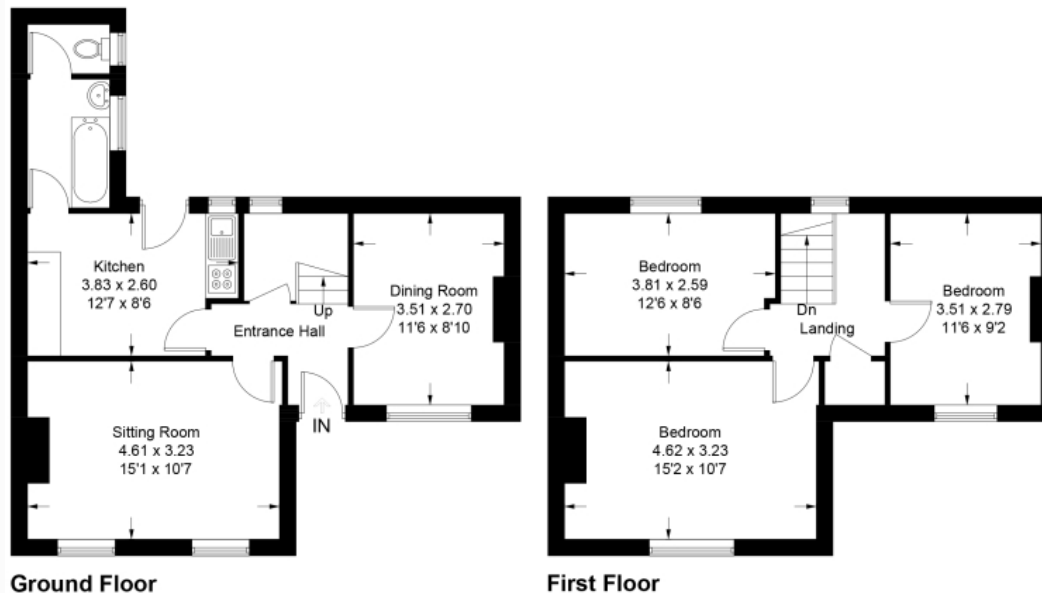




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Approximate Gross Internal Area = 88.9 sq m / 957 sq ft



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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		77 C
55-68	D		
39-54	E	50 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.

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