



Bruce, Winter Lane
West Hanney, Oxfordshire, OX12 0LF

This individual detached village home partly dating back to the 1950s has recently been modernised extended and improved to an exceptional standard providing an incredibly spacious and Flexible family home throughout.



- Detached • Annexe • Master with ensuite • Carport and parking for multiple cars • Countryside views • Second bedroom with ensuite • Sought after village location

LOCATION

West Hanney is situated just to the north of Wantage and adjacent to East Hanney. Both West and East Hanney are often referred to as 'The Hanneys' in part due to their very close proximity, a field separates the two villages. The villages benefit from local pubs, Churches, St James C of E primary school and pre-school as well as a wealth of community clubs and organisations. The villages also run a community shop and have a separate local farm shop, sports field, Royal British Legion and Memorial Hall. Further information can be found on the village website www.thehanneys.co.uk. A comprehensive range of shopping, leisure and recreational facilities can be found in the nearby market town of Wantage. West Hanney is conveniently situated affording good access to the A338 which leads to the city of Oxford which is renowned for its dreaming spires. Didcot is situated to the east and provides a mainline train station to London (Paddington in approx 45 minutes)





THE PROPERTY

This individual detached village home partly dating back to the 1950s has recently been modernised extended and improved to an exceptional standard providing an incredibly spacious and flexible family home throughout.

Situated in this highly sought-after Downland village backing onto open countryside, major features of note include four extremely spacious bedrooms, two of which benefit from a delightful balcony both with an en suite and wardrobe/dressing room facilities, with the two remaining first floor bedrooms benefiting from a family bathroom.

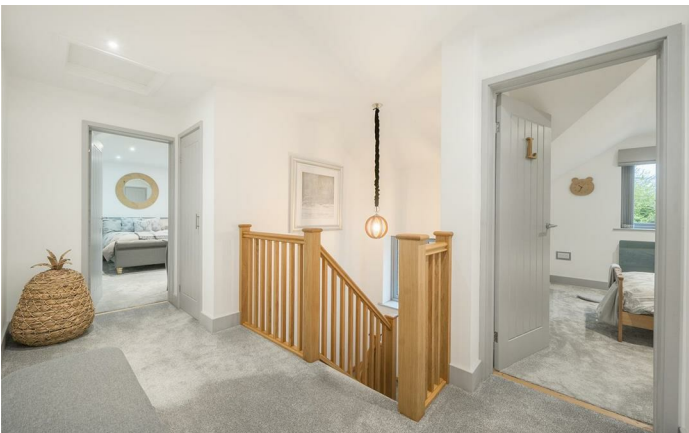
The ground floor accommodation offers exceptional versatility, enhanced by a superb Studio Annexe currently integrated into the main family home, yet easily adaptable to form a completely self-contained living space if desired. Major features of note are the impressive kitchen/dining/family room, beautifully complemented by an adjacent separate dining room. Further accommodation includes a study/potential bedroom, served by an adjoining bathroom and separate shower, providing valuable flexibility for guests or multi-generational living.

The ground floor also features a welcoming sitting room with a charming woodburner, creating a warm and inviting atmosphere. The Studio Annexe itself boasts an extremely spacious bedroom/sitting room studio, complete with its own shower room and utility/kitchen area.

Outside property is set back from the road situated on a large plot approaching a quarter of an acre. There is a large driveway with parking for a number of vehicles leading to a large double cart lodge.

EER-C







Bruce, Winter Lane, Wantage, OX12

Approximate Area = 2332 sq ft / 216.6 sq m

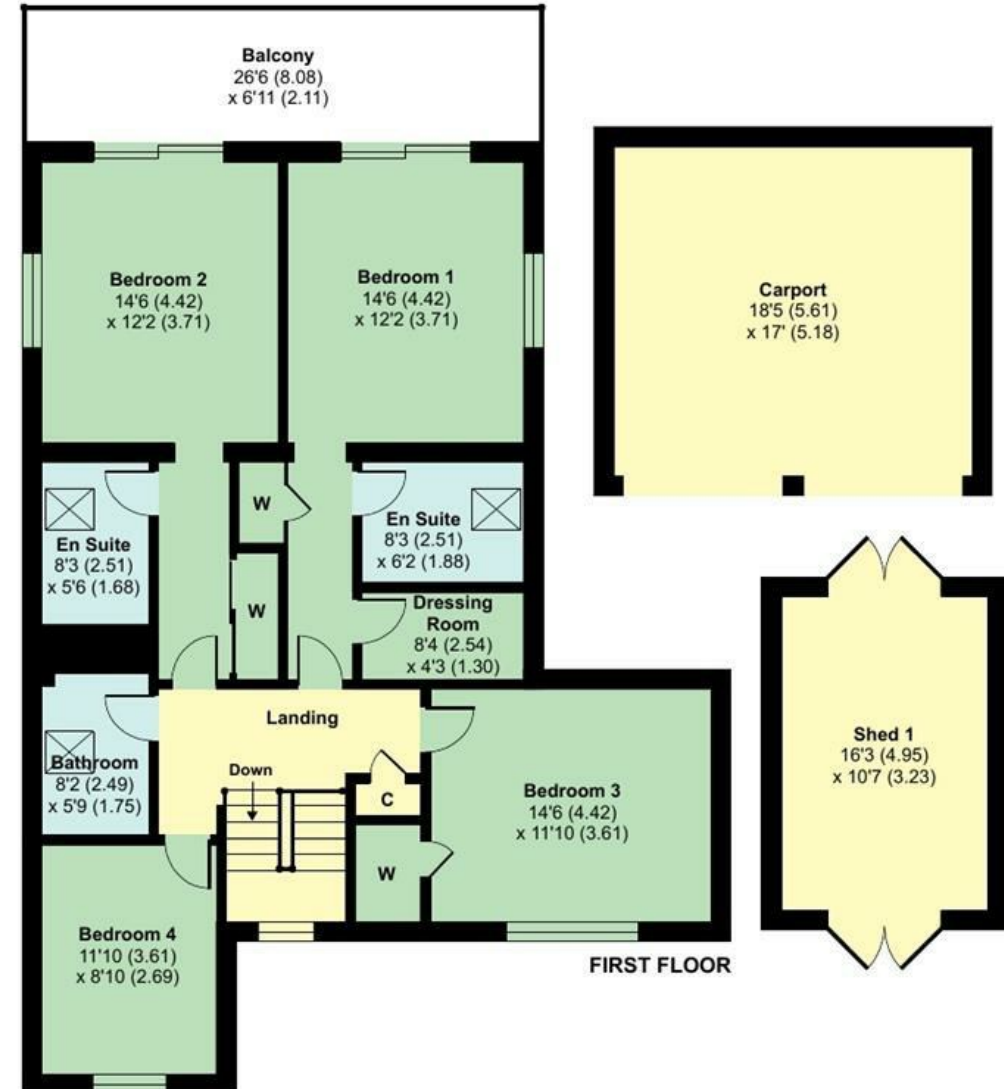
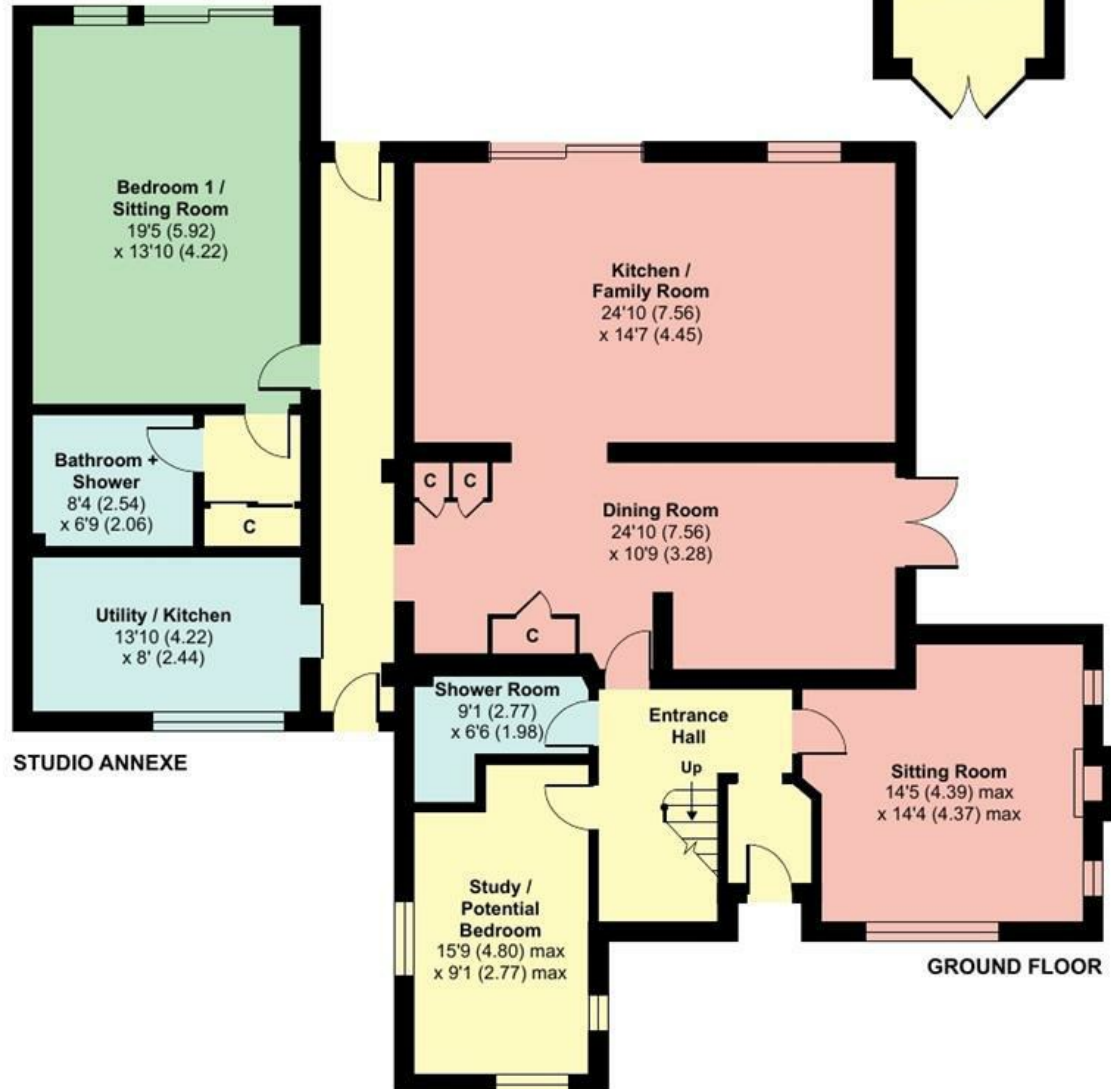
Annexe = 626 sq ft / 58.2 sq m

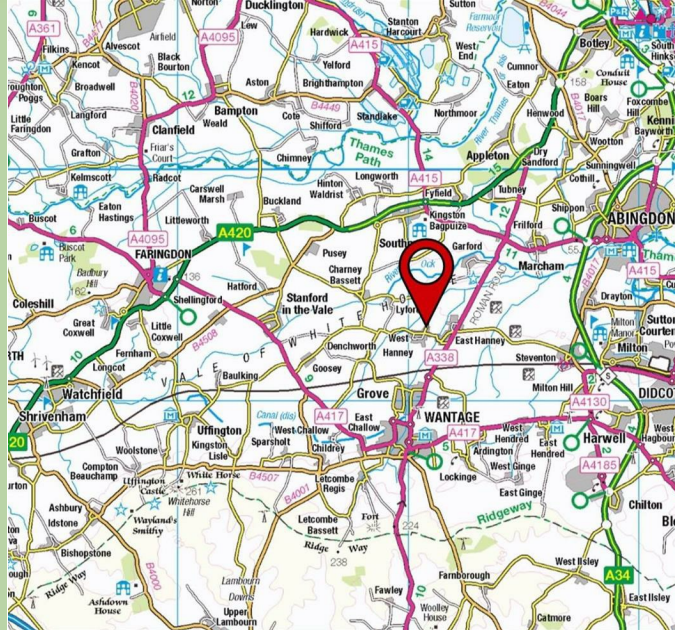
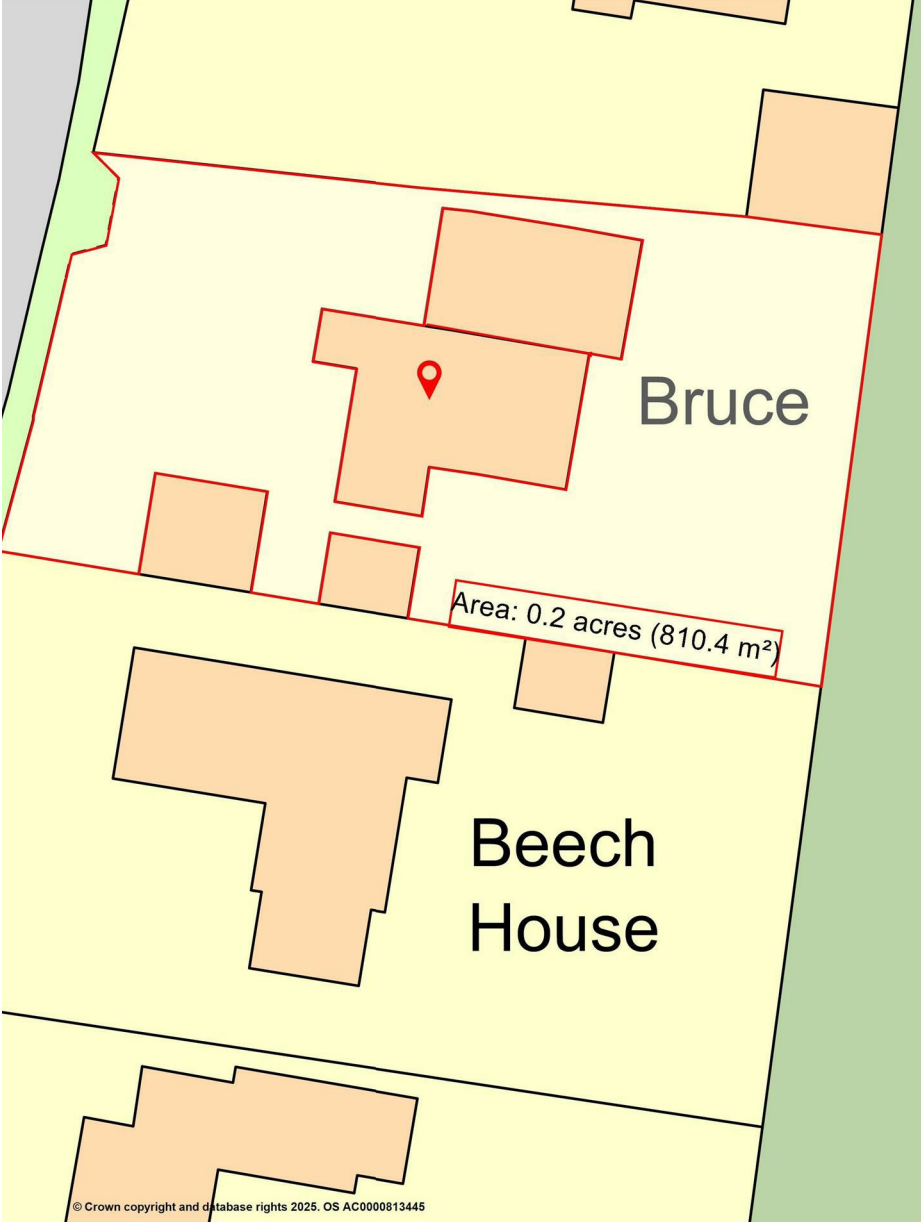
Sheds = 250 sq ft / 23.2 sq m

Carport = 314 sq ft / 29.2 sq m

Total = 3522 sq ft / 327.2 sq m

For identification only - Not to scale





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

DIRECTIONS to OX12 0LF

what3words:///donor.concluded.immune

COUNCIL TAX - VALE OF WHITE HORSE

F

SERVICES

CONTACT

Douglas and Simmons Office

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VIEWINGS

Viewings strictly by prior appointment with the sole selling agents Douglas and Simmons, open 6 days a week for viewings.

OTHER MATERIALS

- Ofcom Checker indicates good outdoor availability for mobile networks, EE, O2, Three and Vodafone.
- Ofcom checker indicates standard, superfast and ultrafast broadband is available at this property
- Government portal indicates this area as low flood risk
- We are unaware of any planning permissions which could negatively effect this property

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