

GREEN &
CO



£850,000 6 Walnut Court, West Hanney, Oxfordshire, OX12 0FP, UK

Freehold

£850,000 Walnut Court, West Hanney

Council Tax Band G

Set on the edge of this sought-after village and within walking distance of open countryside, the popular primary school, and the highly regarded village pub, this beautifully presented four-bedroom detached home offers generous accommodation and superb family living. The ground floor comprises a welcoming entrance hall, a spacious open-plan kitchen/dining room, and a large sitting room with a wood-burning stove and two sets of folding doors opening onto the rear patio-creating a bright and airy feel. A further reception room provides flexibility as a home office or family room, while a practical utility room completes the layout. Upstairs, the master bedroom enjoys an en-suite bathroom, complemented by three further well-proportioned double bedrooms, a fitted dressing room, and a contemporary family bathroom. Externally, the property features a front garden and a fully enclosed rear garden with a large patio, decked terrace, and lawn-perfect for outdoor entertaining and family life. A double carport and ample driveway parking enhance this excellent home further. Offered with no onward chain, this property combines village charm with modern practicality and is a rare opportunity not to be missed.

what3words. w3w.co/acrobatic.parting.trio.

Utilities. All mains services are connected.

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



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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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Approximate Area = 2111 sq ft / 196.1 sq m (excludes carport)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Green & Co. REF: 1341854



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	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>.

The logo for Green & Co. is displayed in white serif font on a dark green rectangular background. The word 'GREEN' is in a larger font size than '& CO'.

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