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£650,000 Orchard Stable House Orchard Lane, East Hendred, OX12 8JW, UK

Freehold



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Beautiful Grade II listed, village house fusing modernity with period charm, set within a historic stable yard in one of the area's most desirable villages. Stunning features include inglenook fireplaces with wood-burning stoves, a vaulted ceiling in the dining room, a bespoke bathroom, and courtyard parking and garage, with a gallery above. A rare opportunity to own a character-filled home with space, style, and history in an idyllic setting. The generous accommodation features four reception rooms, four bedrooms, a large kitchen, and not only a bathroom on the first floor but also a cloakroom and shower room on the ground floor, with a cellar beneath. Indeed, the configuration of the dining room, gallery, shower room, and garage offer the opportunity to become annexed accommodation or work-from-home offices. The beautifully formed courtyard garden provides some outdoor space which, if utilised as such, would mean the ample on-street parking would need to be implemented.

what3words. [w3w.co/royal.states.briskly](https://www.what3words.com/royal.states.briskly).

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>. If Rightmove has deleted this link, please click on the attached PDF brochure and follow the link provided there.

Utilities. All main services connected.

Heating Type. Gas-fired central heating to radiators.

Grade II Listed. Farmhouse, now house. Probably early C17. Rendered plinth; roughcast, probably on timber-framing; C20 plain-tile roof, hipped to left; brick ridge stack to centre. 2 storeys and attic; 3-window range. C20 casements in irregular





fenestration. C20 flat-roofed full dormer to centre. C20 door to right return. Left return: small timber-framing with brick infill. Interior not inspected. Long barn attached at right-angles to rear. Probably C17. Timber-framing with weatherboarding; old plain-tile roof. Approx. 7-bay range. Irregular fenestration. Interior not inspected. Listing NGR: SU4593289008.

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 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.

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Approximate Gross Internal Area = 195.6 sq m / 2105 sq ft
(Including Garage / Excluding Reduced Headroom)

Reduced Headroom = 15.6 sq m / 168 sq ft

Cellar = 14.9 sq m / 160 sq ft

Total = 226.1 sq m / 2433 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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CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

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