



## 9 Stevenson Close, East Hanney

Guide Price £280,000

Waymark

## 9 Stevenson Close

### East Hanney, Wantage

Situated in the highly sought-after village of East Hanney, this attractive two-bedroom semi-detached home offers the perfect blend of countryside charm and modern convenience, presenting an excellent opportunity for first-time buyers or investors alike.

The ground floor welcomes you with a practical entrance hall leading to a convenient cloakroom and a useful storage cupboard. A well-appointed kitchen, complete with integrated appliances, sits to the front, while the spacious living/dining room to the rear provides an ideal setting for modern living, offering both comfort and functionality.

Upstairs, the property features two generously sized double bedrooms. The master bedroom benefits from full-width, floor-to-ceiling built-in wardrobes, while the second bedroom includes a handy built-in storage cupboard. A contemporary family bathroom serves both rooms, and a partially boarded loft with ladder and lighting provides valuable additional storage.

Externally, the property boasts a private, non-overlooked rear garden designed for low maintenance, perfect for relaxing or entertaining. Side pedestrian access leads to two allocated parking spaces, including one under a carport.

Combining village lifestyle with excellent commuter connectivity, this well-presented home represents a fantastic opportunity to step onto the property ladder or secure a smart investment in a desirable location.

**Material Information:** The property is freehold, connected to mains, water, electricity and drainage. The property is heated via a gas fired boiler which is annually serviced and there is uPVC double glazing throughout.



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East Hanney, Wantage

East Hanney is a thriving village with amenities including a church, pub, community shop and post office as well as the popular St James C of E primary school and numerous footpaths and bridleways to enjoy the surrounding countryside. It is well located for access to Wantage (3 miles), Oxford, Swindon and Newbury, the A34 and to junctions 13, 14 and 15 of the M4. Didcot Parkway station, approximately 9 miles, has frequent trains to London, Oxford and Swindon. The city of Oxford is approximately 12 miles away with its wider range of shopping and cultural amenities. The area offers an excellent selection of both state and private schools locally including King Alfred's in Wantage, the Europa School at Culham and the Abingdon and Oxford schools.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

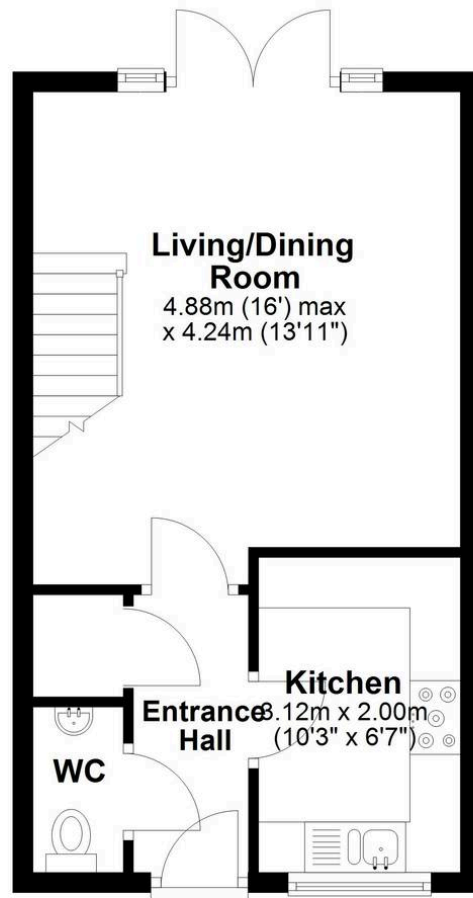
- Two Bedroom Semi-Detached Home
- Modern Kitchen & Spacious Living/Dining Room With French Doors Onto The Garden
- Two DOUBLE Bedrooms With Built-In Wardrobes
- Cloakroom & Family Bathroom
- Low Maintenance Rear Garden
- Two Allocated Parking Spaces With One Under A Carport
- Popular Village Location - Viewing Highly Advised!





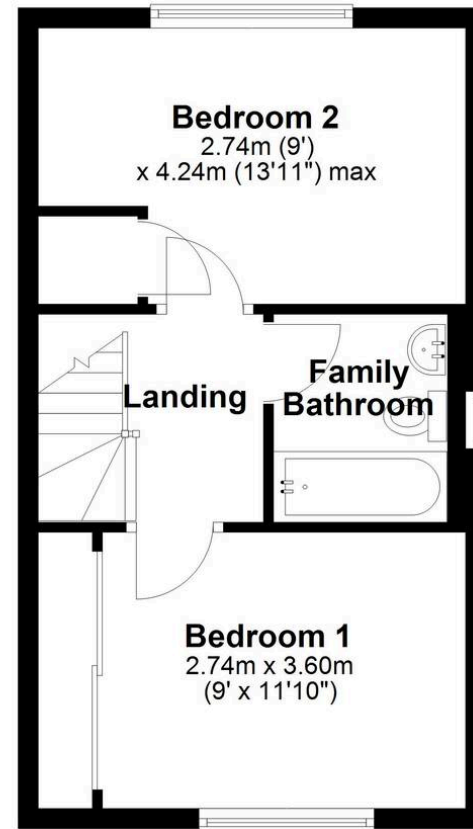
## Ground Floor

Approx. 32.7 sq. metres (352.4 sq. feet)



## First Floor

Approx. 32.7 sq. metres (352.4 sq. feet)



Total area: approx. 65.5 sq. metres (704.7 sq. feet)

## Waymark Wantage

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