

GREEN &
CO



£470,000 10 Anderson Place, East Hanney, Oxfordshire, OX12 0FG, UK

Freehold



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£470,000 Anderson Place, East Hanney

Council Tax Band E

This generously proportioned three double bedroom detached family home offers over 1,140 sqft of thoughtfully designed living space, ideal for modern family life. Set in a quiet cul-de-sac with no through traffic the property features a spacious entrance hall, complete with a large understairs cupboard, and leads to a superb open-plan kitchen/family/dining room, a separate sitting room, a versatile study, and a convenient cloakroom on the ground floor. Upstairs, you'll find three well-sized bedrooms, including a main bedroom with a luxurious ensuite wet room, as well as a large family bathroom. Outside, the property benefits from parking for two cars at the front and gated access to a beautifully maintained rear garden, notably larger than average for three bedroom property on a contemporary estate. A modern home in a wonderful village, this is a must see property and we strongly recommend a viewing.

what3words. [w3w.co/playroom.evolver.embellish](https://www.w3w.co/playroom.evolver.embellish).

Utilities. All mains services are connected.

Heating Type. Gas-fired central heating to radiators.

Estate Service Charge. Vendor informs us of an Estate Service Charge of £52.80 per calendar month.

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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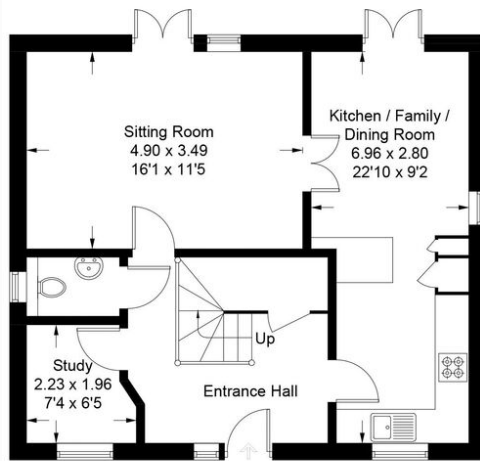




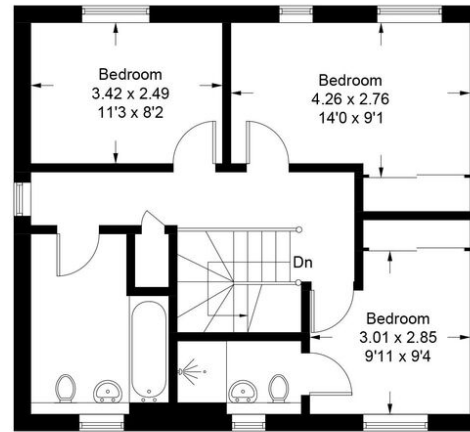
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Approximate Gross Internal Area = 109.2 sq m / 1143 sq ft



Ground Floor



First Floor



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.
Fourlabs.co © (ID1194970)



Score	Energating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 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>.

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