



The Croft Barn, Church Street, East Hendred, Wantage OX12 8LA
Oxfordshire, £525,000

Waymark

Church Street, Wantage OX12 8LA

Oxfordshire

Freehold

A Characterful Two-Bedroom Barn Conversion Nestled in Tranquility. | Impressive Living/Dining Room With Feature Vaulted Ceilings & Fireplace | Contemporary Kitchen With Doors Leading To The Conservatory | Two Double Bedrooms With Feature Double Doors Onto The Garden | Pretty, Private & Mature Rear Garden | Gravel Driveway Providing Ample Off Road Parking

Description

Brimming with charm and timeless character, this beautiful two-bedroom barn conversion offers a warm and inviting feel, set within the beautiful Oxfordshire village of East Hendred.

Entering through charming stable doors into a good size entrance hall, it immediately sets the tone with its blend of country style, high ceilings and welcoming space. From here, you're drawn into the recently improved kitchen providing ample storage space, and opens gracefully through double doors into a light-filled conservatory—a delightful place to enjoy morning coffee while overlooking the lush, mature garden. The heart of the home is the impressive open-plan living/dining room, where vaulted ceilings and exposed beams create a dramatic sense of space. A fireplace now hosts a log burner, making this the perfect spot to unwind, while Velux windows and French doors bathe the room in natural light. Both bedrooms are generously proportioned, with the second bedroom featuring built-in wardrobes and elegant double doors that open directly onto the garden, creating a serene connection with nature. A well-proportioned family bathroom serves the home; while functional, it offers scope for modernisation to suit individual taste.

Outside, the pretty and well-established garden provides a peaceful and private haven, ideal for alfresco dining or simply enjoying the changing seasons. To the front, a spacious graveled driveway offers ample parking, completing this truly enchanting property.

Furthermore, located in the heart of East Hendred, the property enjoys immediate access to stunning countryside, with a wealth of scenic walks, bridleways, and cycle routes on the doorstep. The Ridgeway National Trail offer breathtaking views and endless opportunities for exploration, making this an ideal home for walkers, nature lovers, and those seeking a peaceful rural lifestyle—yet still within easy reach of Wantage Market Town, Didcot Parkway and Oxford for commuting. In addition, the property is within walking distance to the well regarded 'The Hendreds Church of

England School' and the St Amand Catholic primary school along with the Eyston Arms public house for outstanding food and drink.

Material Information: The property is freehold, connected to mains water, electricity and drainage. The property is heated via an oil fired boiler. Please open 'Brochure 1' for further material information.

Location

East Hendred is a beautiful village which benefits from excellent facilities including two churches, two public houses and a village shop with a post office. There is also a community centre, sports club, bus service and museum. Schooling in the area is very good with a pre-school and two primary schools in the village. Wantage is circa five miles away, with Didcot and Abingdon circa 6 miles away. Didcot Parkway station provides a fast rail service into London Paddington (45 minutes).

Viewing Information


By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

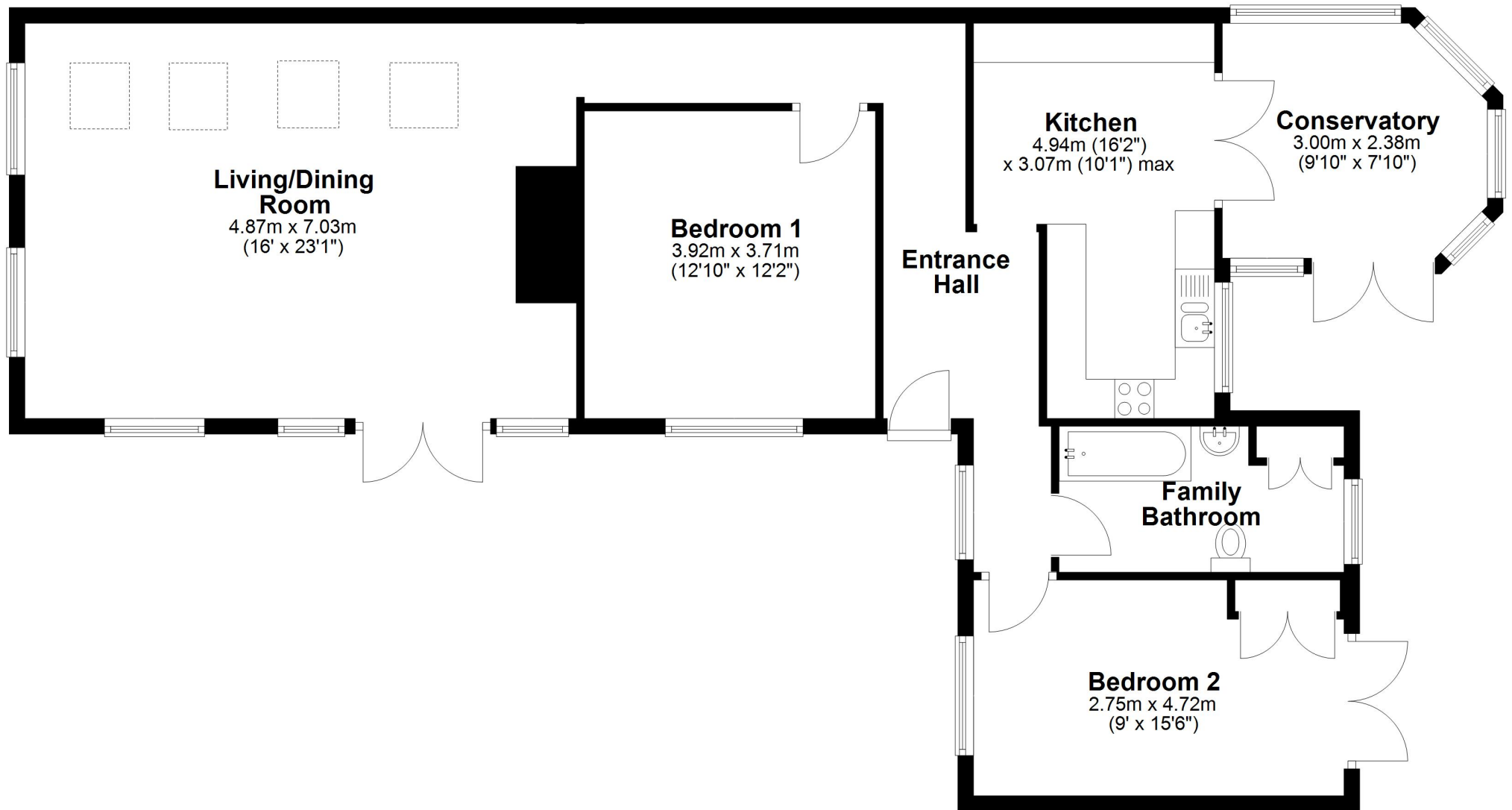


Waymark
Wantage Office

T: 01235 645645
E: wantage@waymarkproperty.co.uk

Ground Floor

Approx. 108.2 sq. metres (1164.7 sq. feet)



Total area: approx. 108.2 sq. metres (1164.7 sq. feet)

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

