



Penstones, Church Street, West Hanney, Wantage OX12 0LN  
Oxfordshire, £1,325,000

Waymark



# Church Street, Wantage OX12 0LN

Oxfordshire

Freehold

**Exceptional Four Bedroom Detached Family Home | Three Reception Rooms & Kitchen/Dining Room | Useful Utility Room & Cloakroom With Storage | Four Generous Double Bedrooms | Ample Built-in Wardrobes Throughout | Wrap Around Gardens Within An Impressive 0.92 of An Acre Plot | Gated Electric Entrance With Large Driveway For Several Vehicles | No Onward Chain - Viewing Highly Advised!**

## Description

Welcome to the market Penstones. A substantial and truly exceptional four-bedroom detached family home, featuring a double garage and set within wrap around gardens on an impressive plot approaching one acre. Offered for sale with NO ONWARD CHAIN, this superb property should be viewed to fully appreciate all there is on offer.

Upon entering, a spacious hallway provides access to a cloakroom with practical storage for coats and shoes. A large triple-aspect dining room enjoys pleasant views over the grounds, with French doors opening directly onto the front garden. The heart of the home is the exceptionally generous living room, centered around a log-burning stove and enjoying wonderful views over the rear garden, which in turn flows into a stunning garden room. With vaulted ceilings and two sets of French doors opening to the front of the grounds, this space is flooded with natural light and designed to showcase the beautiful surrounding outlook. The kitchen/dining room, accessed from both the entrance hall and the living room, is fitted with an extensive range of cabinetry topped with granite work surfaces and equipped with integrated appliances including a five-ring gas hob, double oven, microwave, dishwasher, and full-length fridge. French doors open onto the patio, providing easy access to the garden and creating an ideal setting for alfresco dining and summer entertaining. From here, a lobby leads to a useful utility room and provides internal access to the double garage. There is also access to an impressive family room via double doors where striking vaulted ceilings create a sense of space and further French doors frame delightful views over the garden while offering direct access to the patio.

Upstairs, a wooden staircase leads to a bright and airy landing, enhanced by dual windows and benefitting from useful storage. To the right of landing is the third bedroom which enjoys a delightful dual aspect over the grounds and is fitted with two built-in wardrobes. The second bedroom is a generous double with built-in wardrobes, while further along the landing lies the fourth bedroom, currently utilised as 'Dad's office'. The well-appointed four-piece family bathroom serves these rooms. Completing the first floor is the superb master bedroom complete with built-in wardrobes and enjoying pleasant views across both the front and rear gardens and enhanced by a modern ensuite.

Outside, the rear garden is mainly laid to lawn, interspersed with mature trees and vegetable patches, and enclosed by established hedging that enhances privacy. Manicured lawns wrap around the property, extending to the front, which is adorned with mature trees while electric gates open onto a long, sweeping driveway, providing off-road parking for several vehicles.

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

## Location

West Hanney is a popular village situated adjacent to East Hanney. The village amenities include a church, public house, 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.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: G



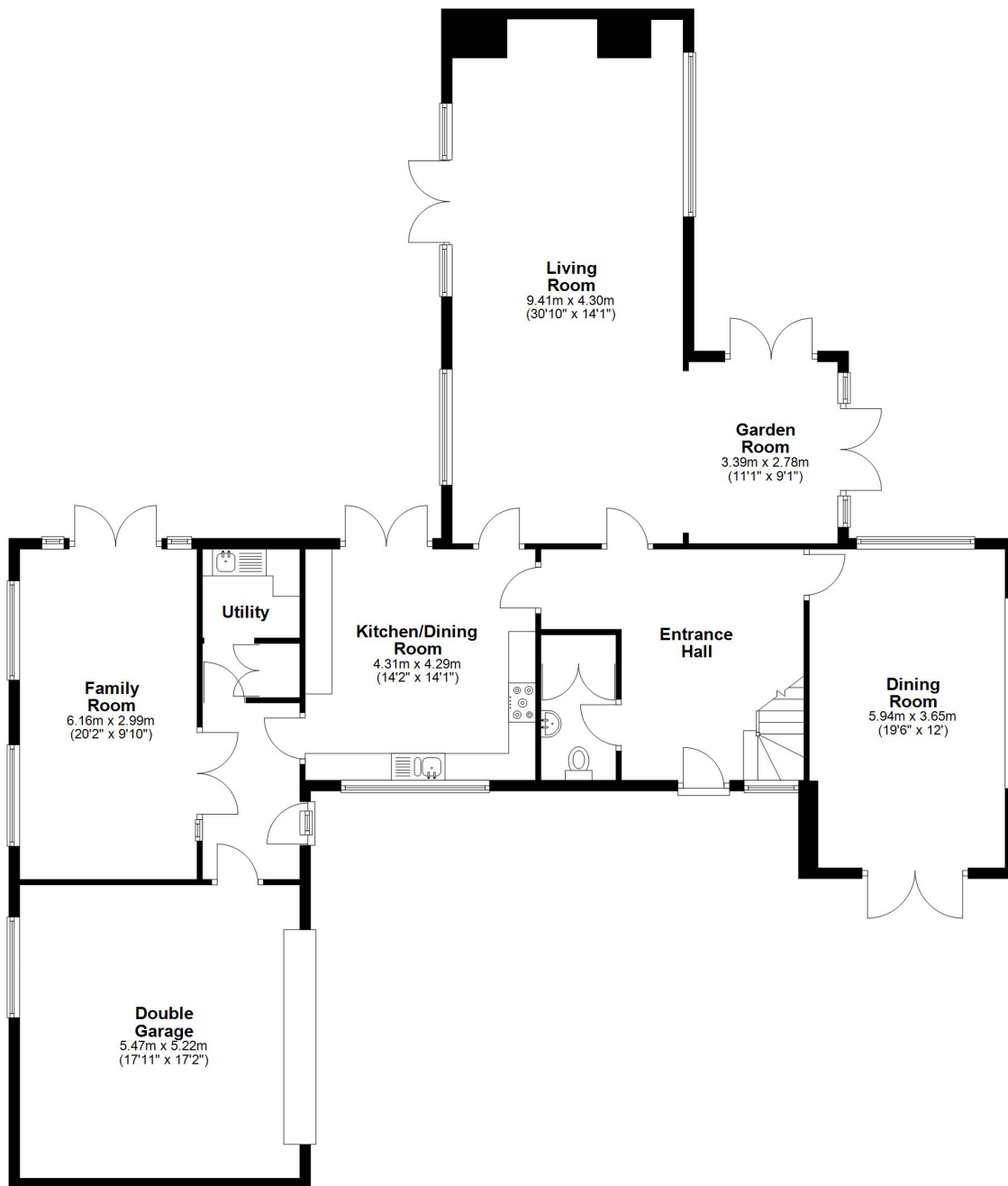
**Waymark**  
**Wantage Office**

**T: 01235 645645**

**E: wantage@waymarkproperty.co.uk**

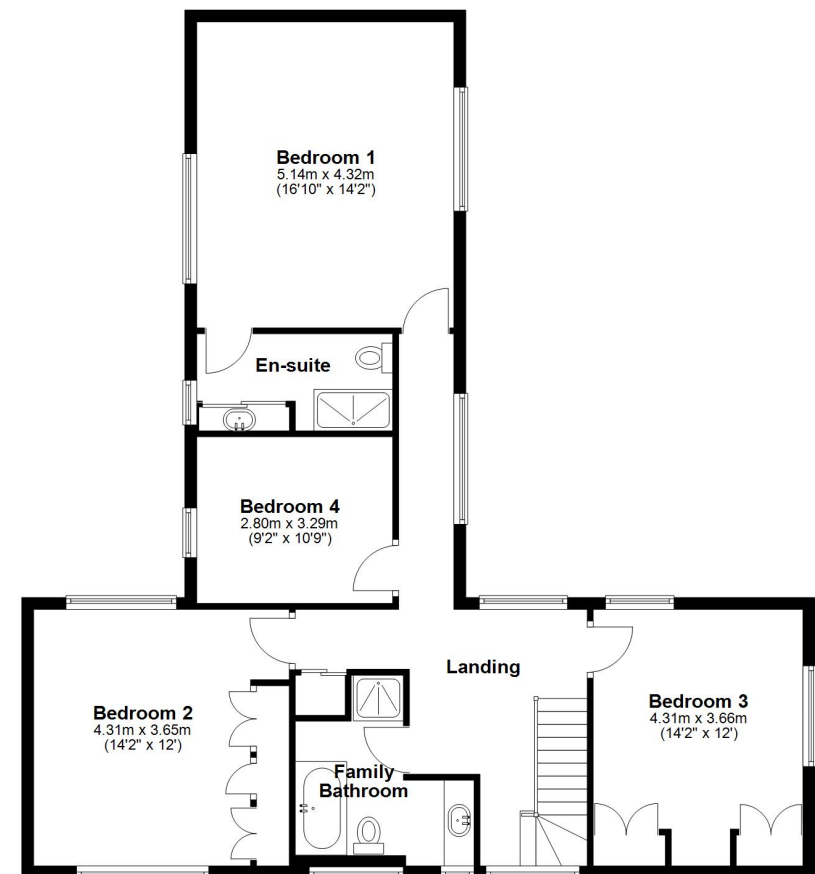
### Ground Floor

Approx. 174.8 sq. metres (1881.5 sq. feet)



### First Floor

Approx. 98.9 sq. metres (1064.3 sq. feet)



Total area: approx. 273.7 sq. metres (2945.8 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.



