



1 Home Farm Close, East Hendred, Wantage OX12 8LR
Oxfordshire, £640,000

Waymark

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Oxfordshire

Freehold

Beautiful four bedroom detached family home | Living room, dining room & spacious kitchen/dining room | Large entrance & landing | Stunning modern re-fitted family bathroom & ensuite | Built-in wardrobes to the master & second bedrooms | Well tended enclosed rear garden | Garage & driveway parking | Highly desirable East Hendred location

Description

Situated in a pleasant cul-de-sac position within the beautiful Oxfordshire village of East Hendred, is this immaculate four bedroom detached family home which has been improved and maintained to a high standard by the current owners.

On entering the property a large central entrance hall gives access to a spacious living room opening through to the dining room and double doors leading to the kitchen/dining room. The kitchen is fitted with a range of wall and floor mounted units complete with some built-in appliances and range cooker, whilst the dining area has ample space for large table and chairs, and 'French' doors that open out onto the attractive rear garden.

To the first floor you will find a generous landing with a window flooding with light, a beautifully re-fitted family bathroom, and a lovely master bedroom complete with built-in wardrobes and stunning modern re-fitted ensuite. There are three further bedrooms with built-in wardrobes to the second bedroom. Additionally, new internal oak doors have been fitted throughout the property.

Externally, the well-tended rear garden includes a large patio area which is perfect for outside seating and dining, and a manicured central lawn area bordered by mature flowers, trees and hedging. Additionally the property boasts a garage with power and light, and a driveway directly to the side of the home providing off road parking for two cars.

Furthermore, the property is situated in the heart of East Hendred which continues to remain a highly sought after village location. The property is within walking distance to the well regarded 'The Hendreds Church of England School' and the St Amand's Catholic primary school, the Eyston Arms & Wheatsheaf public houses, village store and is only a short walk into the beautiful countryside.

The property is freehold and is connected to mains water, gas, electricity, and

sewerage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout with all external doors and windows replaced by the current owners.

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: G



Waymark
Wantage Office

T: 01235 645645

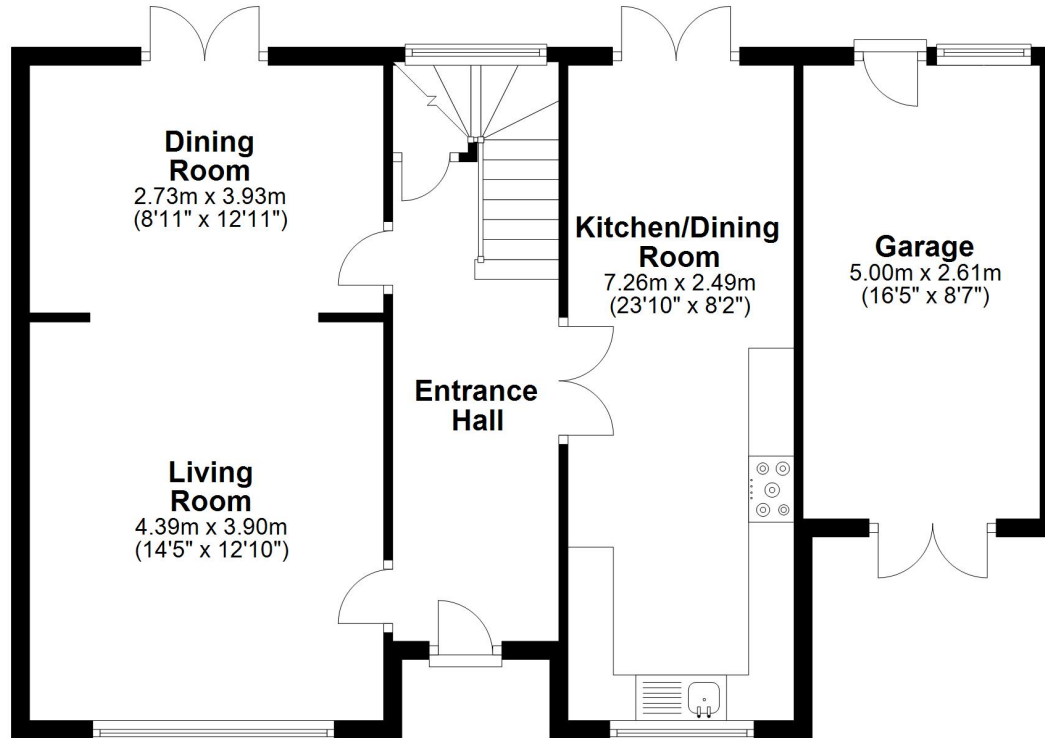
E: wantage@waymarkproperty.co.uk

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

EU Directive 2002/91/EC

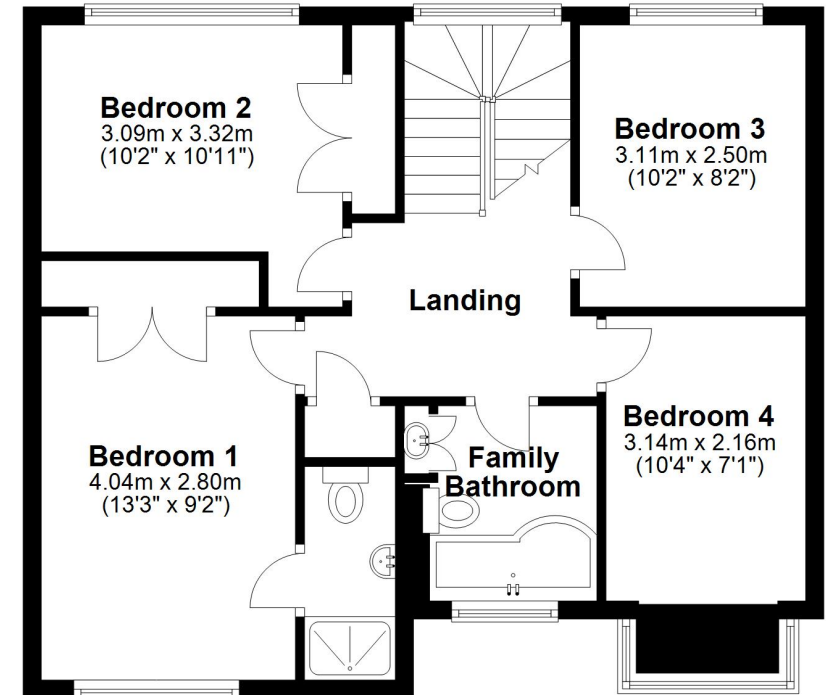
Ground Floor

Approx. 72.8 sq. metres (783.3 sq. feet)



First Floor

Approx. 57.3 sq. metres (616.9 sq. feet)



Total area: approx. 130.1 sq. metres (1400.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

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.

