



45 Whitfield Gardens, East Hanney, Wantage OX12 0FQ  
Oxfordshire, £840,000



# Whitfield Gardens, Wantage OX12 0FQ

Oxfordshire  
Freehold

**Executive Detached Family Home | Exclusive Development Overlooking Greenery | Generous Bedrooms With Two Ensuites | Exceptional Master Suite With Lobby & Dressing Room | Stunning Kitchen/Dining Room, Dual Aspect Living Room & Study Boasting Pleasant Outlook | Large Beautifully Landscaped Rear Garden | Double Garage & Double Width Driveway | Popular Village Location - Viewing Essential!**

## Description

Measuring a spacious 2867 square feet, is this substantial and impressive five bedroom detached family home situated on an exclusive development overlooking greenery, in the ever sought after location of East Hanney. Constructed by Lagan Homes and built to the popular 'Portrush' design, this versatile and adaptable home should be viewed internally to fully appreciate all that is on offer.

On entering the property, the entrance hall gives access to the cloakroom, separate study boasting a pleasant outlook and the light and airy dual aspect living room complete with 'French' doors onto the garden and double doors leading to the stunning kitchen/dining room. The kitchen/dining room runs the full length of the house providing a range of wall and floor mounted cabinets, central island and ample space for a large dining table and chairs with further 'French' doors onto the large garden. The utility room and personal door into the double garage complete the ground floor accommodation. The first floor consists of a large landing, spacious four piece family bathroom and an exceptional master suite complete with a lobby, separate large dressing room and ensuite. The second bedroom boasts a walk-in wardrobe and ensuite and there are three further generous bedrooms.

Externally, the west-facing beautifully landscaped and well-tended rear garden includes a patio area which is perfect for outside dining and entertaining, a manicured central lawn bordered by flowers and shrubs. Screened by trees to the rear offering a good degree of privacy, the garden is a good size for a property of its type. Additionally, to the front of the property is a spacious front garden which is laid to lawn and enclosed by mature hedging with a double width driveway leading to the double garage.

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

There is gas central heating and uPVC double glazing throughout. The current owners have enjoyed living here from new in 2018 which leaves circa 4 years remaining on the NHBC. There is an annual estate management to pay - please refer to the agent for more details.

## Location

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.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: G

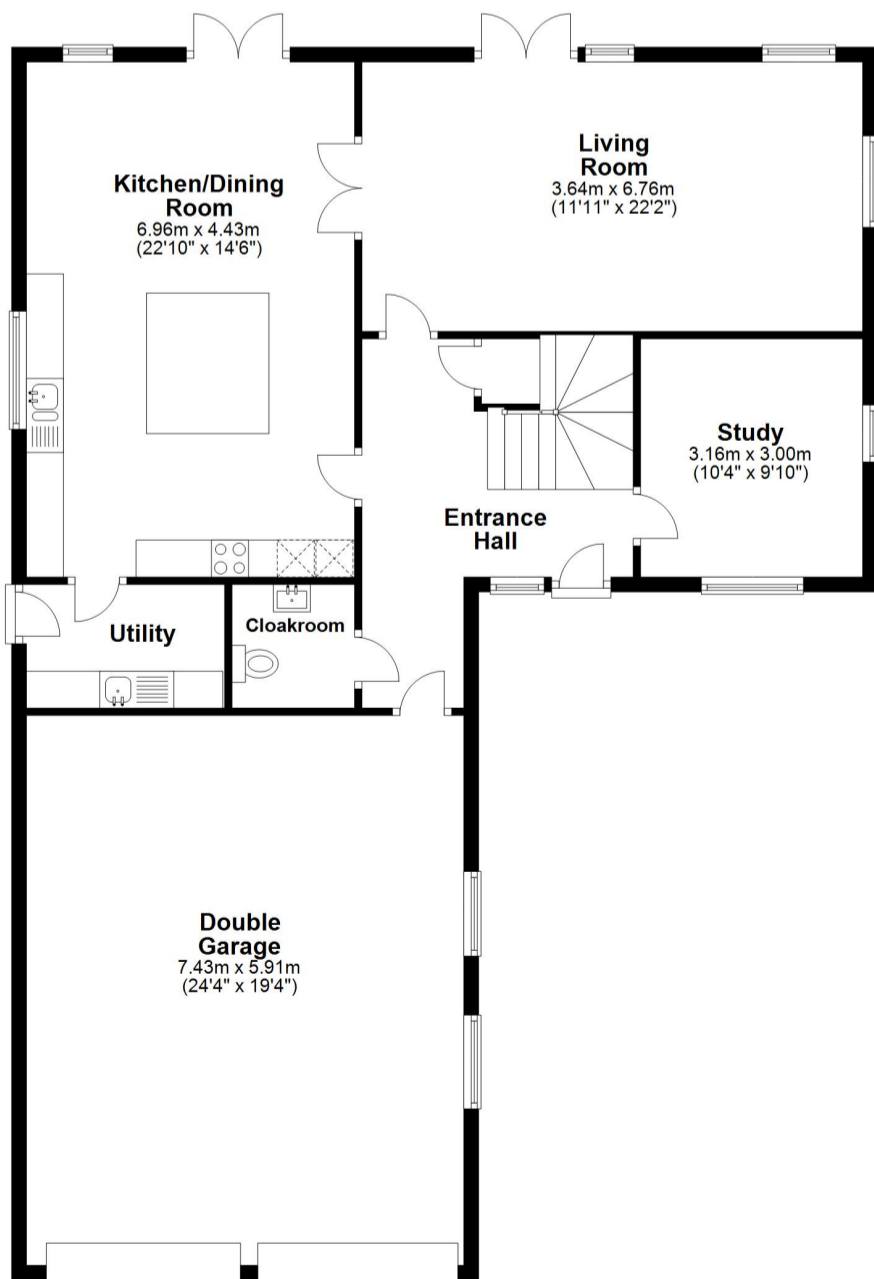


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	86	91
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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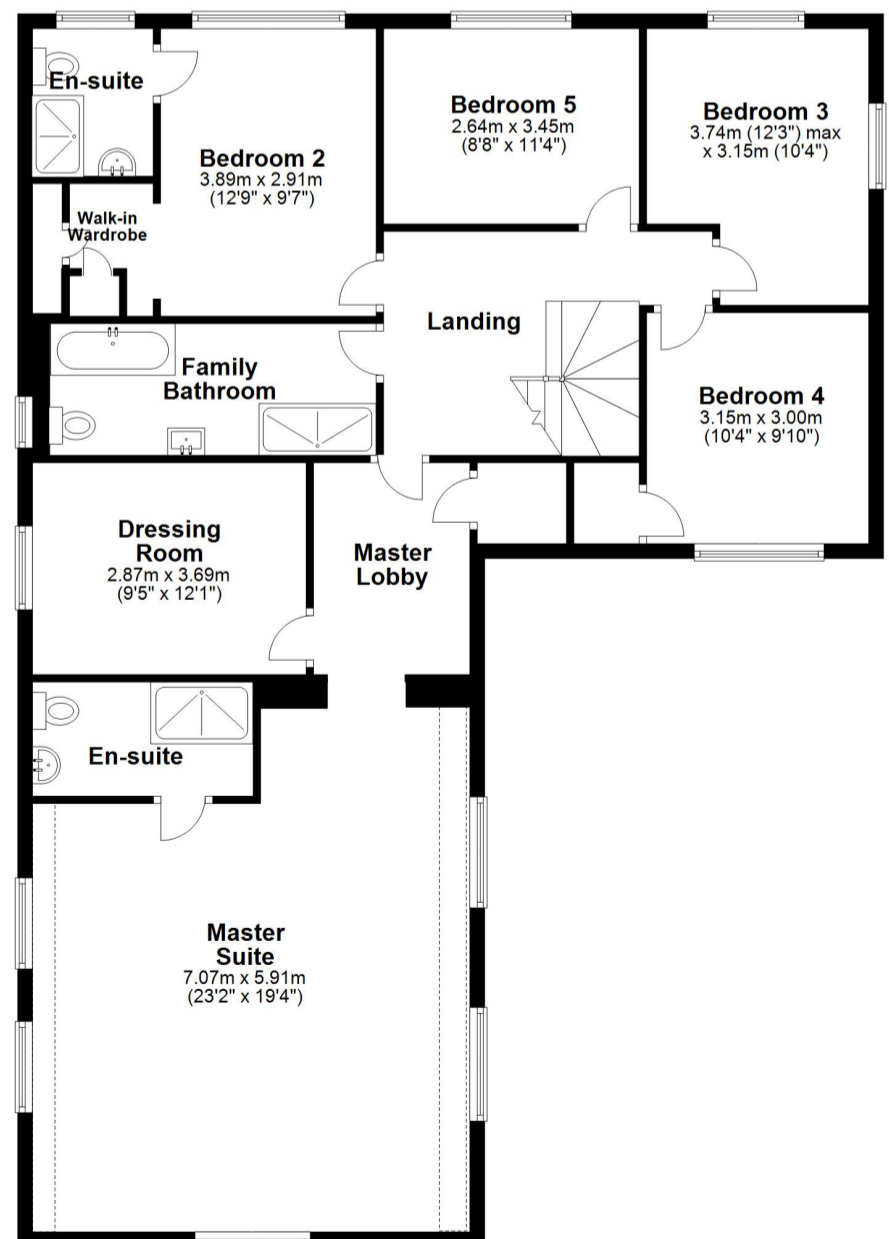
## Ground Floor

Approx. 133.3 sq. metres (1434.9 sq. feet)



## First Floor

Approx. 133.1 sq. metres (1432.5 sq. feet)



Total area: approx. 266.4 sq. metres (2867.4 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.