



38 Hunter Avenue, East Hanney, Wantage, Oxfordshire OX12 0JY
Oxfordshire, £450,000

Hunter Avenue, Wantage OX12 0JY

Oxfordshire

Freehold

Luxurious Detached Family Home | Three Generous Bedrooms With Ensuite To Master

Description

A simply stunning and luxurious three bedroom detached family home situated in the most pleasant position with views over greenery and countryside. Improved by the current owner to an exceptionally high end finish, the property should be viewed internally to fully appreciate all there is on offer.

The light and airy accommodation briefly comprises on the ground floor of; entrance hall with cloakroom, dual aspect living room boasting a pleasant outlook and stunning kitchen/dining room with 'French' doors onto the lovely garden. The beautiful kitchen is complete with a range of wall and floor mounted cabinets, stunning 'Quartz' worktops and re-fitted built-in high end 'Miele' appliances to include; dishwasher, fridge/freezer, oven, induction hob and coffee machine. Completing the ground floor accommodation is the utility room which is complete with matching cupboards and worktops, with space for additional appliances. To the first floor you will find a landing, modern re-fitted family bathroom, three generous bedrooms with ensuite to master complete with re-fitted sanitary ware. There are useful built-in wardrobes to bedrooms 1 and 2.

Externally, the beautifully landscaped and well-tended rear garden includes a large decking area, further patio area which is ideal for seating, a manicured lawn bordered by flowers and path leading to the garage which is under a coach house and driveway parking.

Furthermore, the property is situated in a select development within the highly sought after village location of East Hanney.

Constructed by Messrs. Linden Homes in 2023, the property is freehold,

connected to mains gas, electricity and water. The property is heated via a gas fired boiler and has uPVC double glazing throughout. There is an annual management fee to pay - please refer to the agent for further 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: D



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 94 |
| (81-91) | B | 83 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |



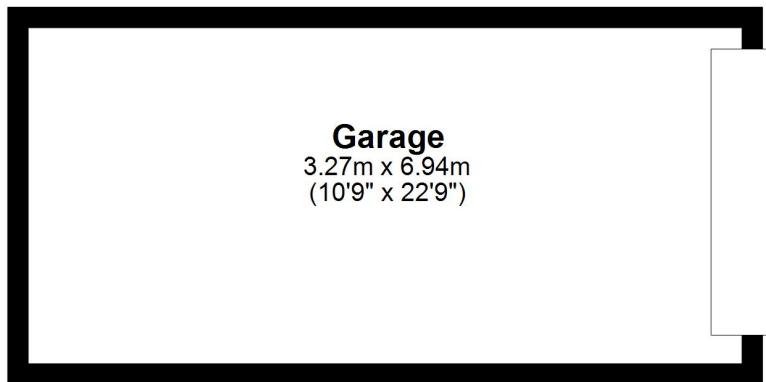
Waymark
Wantage Office

T: 01235 645645

E: wantage@waymarkproperty.co.uk

Ground Floor

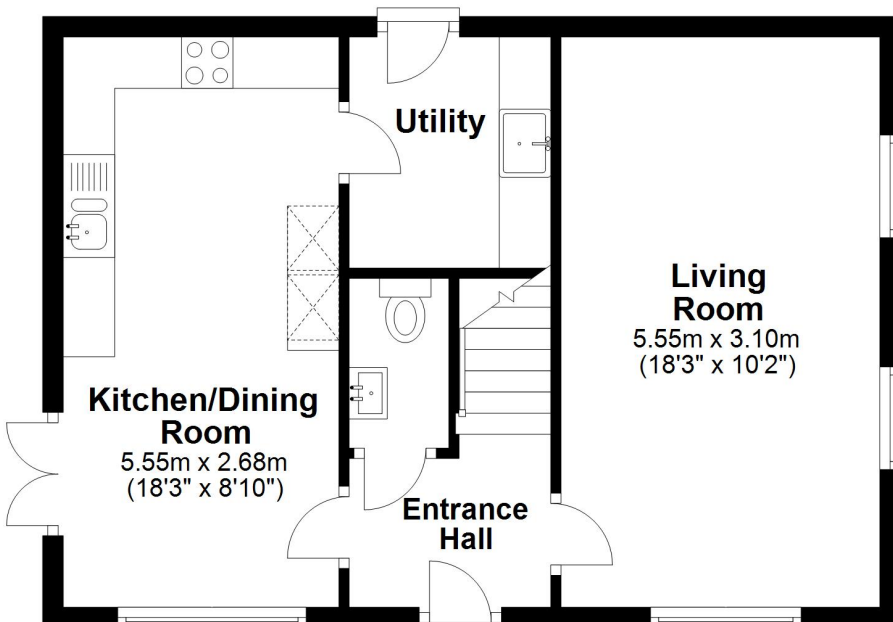
Approx. 66.8 sq. metres (718.6 sq. feet)



Garage
3.27m x 6.94m
(10'9" x 22'9")

First Floor

Approx. 44.3 sq. metres (476.9 sq. feet)

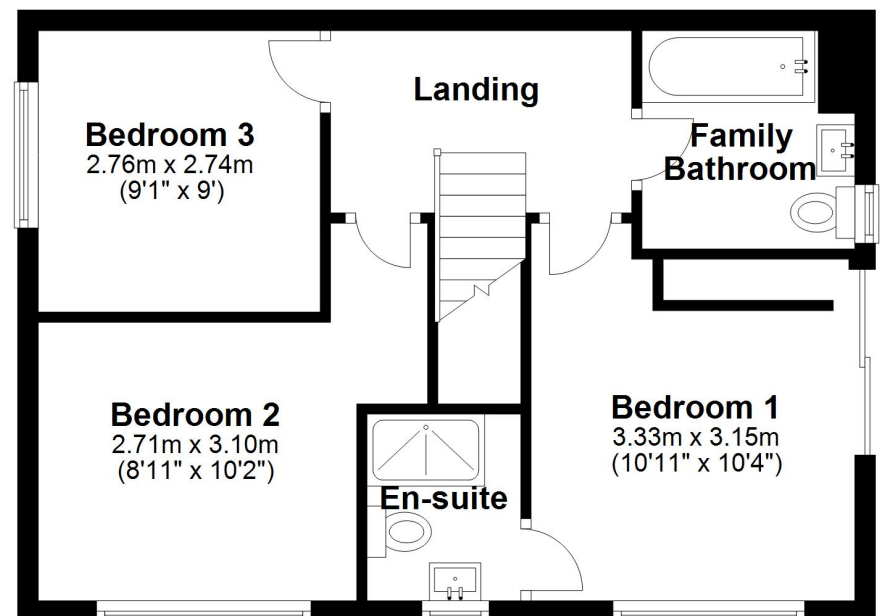


Kitchen/Dining Room
5.55m x 2.68m
(18'3" x 8'10")

Utility

Living Room
5.55m x 3.10m
(18'3" x 10'2")

Entrance Hall



Bedroom 3
2.76m x 2.74m
(9'1" x 9')

Landing

Family Bathroom

Bedroom 2
2.71m x 3.10m
(8'11" x 10'2")

En-suite

Bedroom 1
3.33m x 3.15m
(10'11" x 10'4")

Total area: approx. 111.1 sq. metres (1195.5 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.