



4 The Medway, East Hanney, Wantage, Oxfordshire OX12 0HY  
Oxfordshire, £300,000



# The Medway, Wantage OX12 0HY

Oxfordshire

Freehold

No onward chain | Requires modernisation | Large rear garden | Ground floor bedroom with ensuite bathroom | Desirable village location | 3 first floor bedrooms

## Description

A deceptively spacious semi-detached property requiring a degree of modernisation throughout, with the benefit of no onward chain.

Approached across an enclosed front garden, the ground floor comprises an entrance hall, sitting room, kitchen, utility room with a door out to the side of the property. The property has been extended to the rear to create a further reception room or ground floor bedroom which has a door out to the rear garden and access to a Jack and Jill wetroom. Stairs from the hall lead to the first floor where there are two good sized double bedrooms and a smaller single bedroom. A family bathroom with separate WC completes the first floor.

The front garden is laid mainly to lawn and wraps around the side of the property to the rear garden, which is of a generous size and backs onto open fields beyond.

The property does require a degree of modernisation, but we believe is connected to mains water, electricity and drains. We understand that the property is freehold and there is no onward chain and is currently heated via wall mounted electric heaters.

## 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

Viewings are by appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(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			
		56	73
England, Scotland & Wales		EU Directive 2002/91/EC	



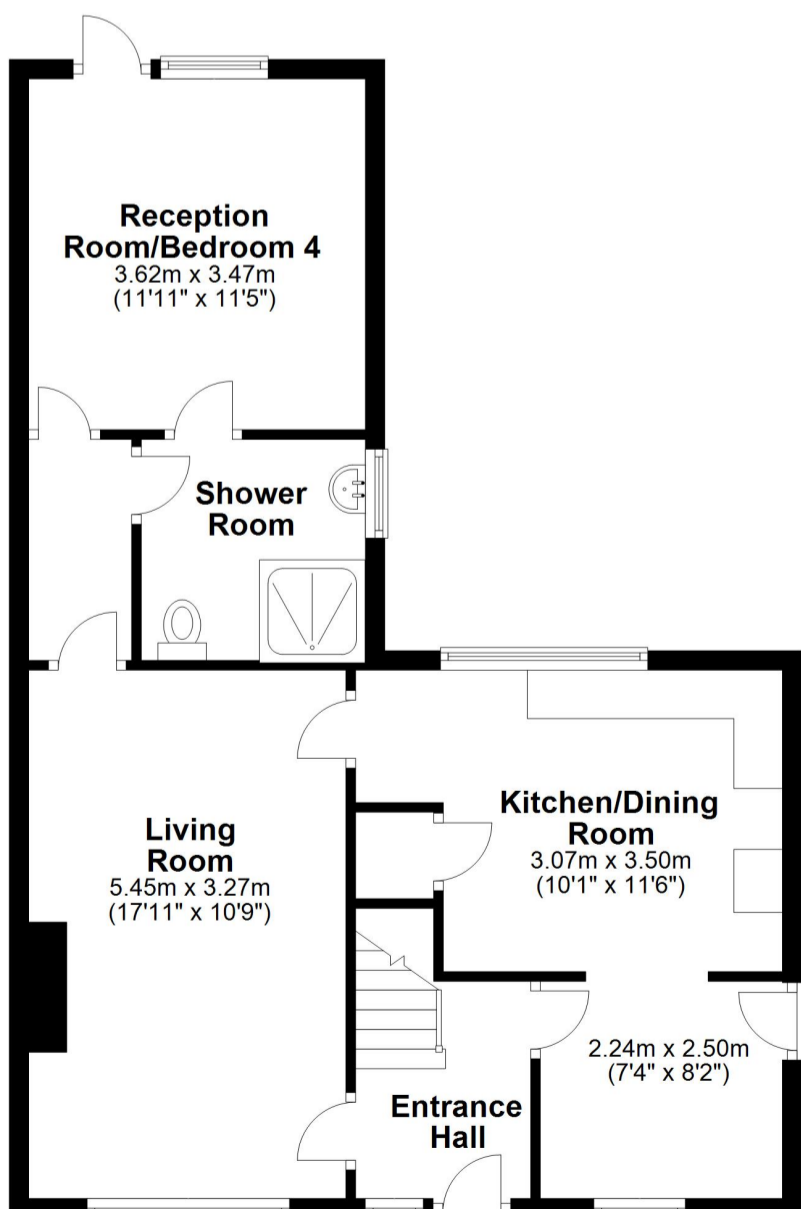
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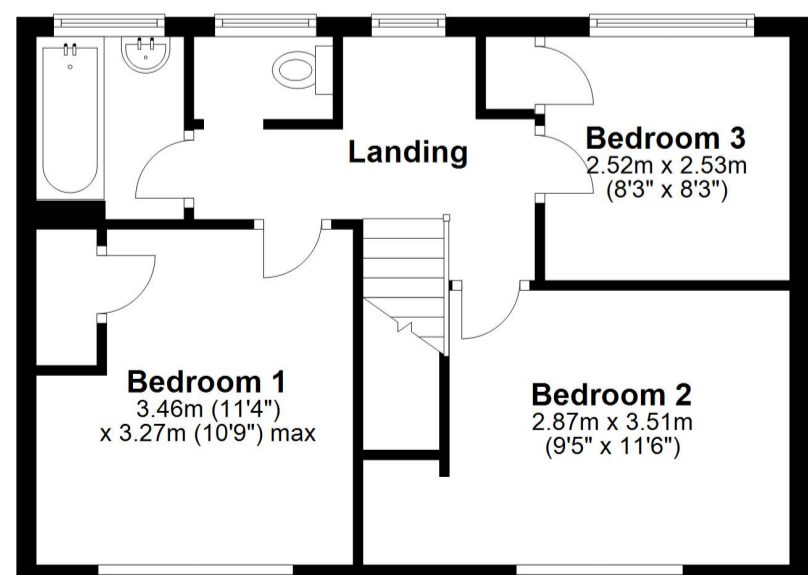
## Ground Floor

Approx. 63.4 sq. metres (682.2 sq. feet)



## First Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



Total area: approx. 105.9 sq. metres (1139.4 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.