



6 Winter Lane, West Hanney, Wantage OX12 0LF
Oxfordshire, £395,000

Waymark

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Oxfordshire

Freehold

Impressive & Extended Three Bedroom Family Home | Exceptional Kitchen/Dining/Family Room With Dual 'French' Doors Onto The Garden | Living Room With Feature Bay Window | Generous Bedrooms | Private Rear Garden | Driveway Providing Off Road Parking For 2/3 Cars | Beautiful West Hanney Village Location

Description

Situated in the beautiful village of West Hanney, is this impressive and extended three bedroom family home which offers spacious accommodation and should be viewed internally to fully appreciate all there is to offer.

The light and airy accommodation briefly comprises of entrance hall, living room with feature bay window and an exceptional open plan living/dining/kitchen measuring a spacious 19' 8" x 19'. Flooding the room with natural light are the dual 'Velux' windows and 'French' doors which lead on the private garden. The first floor consists of a generous landing, family bathroom and three good size bedrooms.

Externally there is an enclosed rear garden which is screened by trees to the rear adding to the overall privacy. The garden boasts a patio area to the fore which is perfect for outside dining with remainder mainly laid to lawn. To the front you will find a driveway providing off road parking for 2/3 cars.

The property is freehold, connected to mains gas, electric, water 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, 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: C



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		75	86
		EU Directive 2002/91/EC	



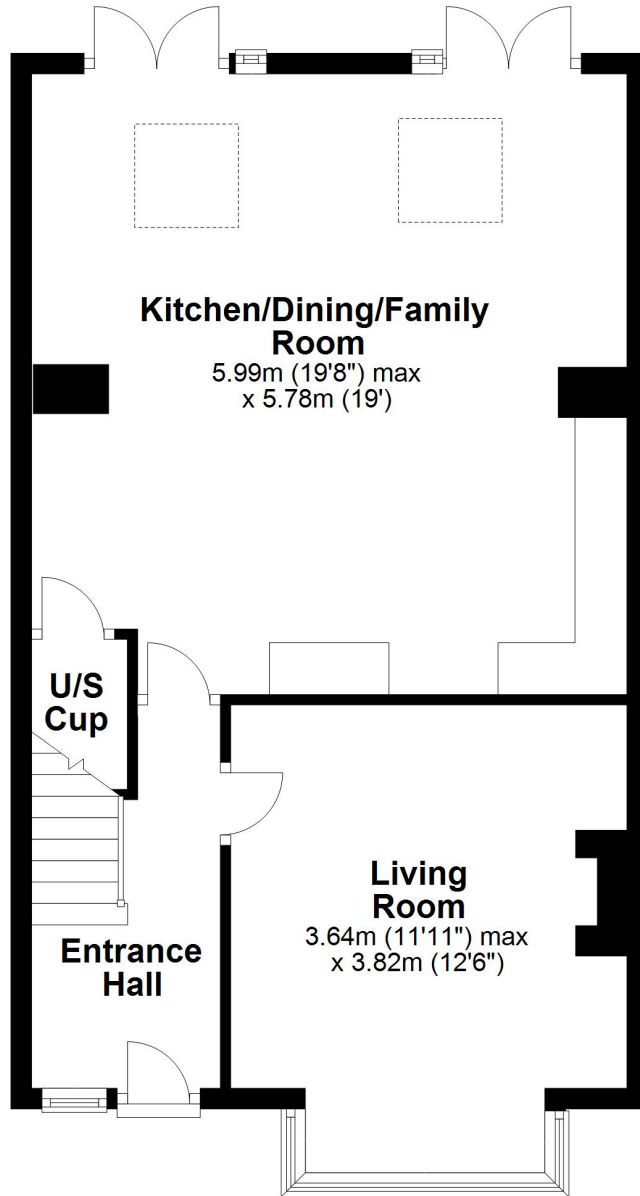
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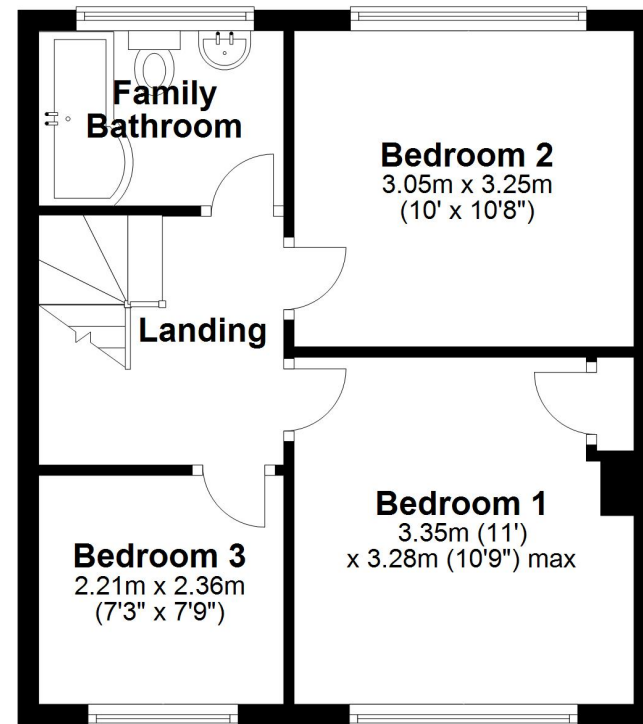
Ground Floor

Approx. 58.3 sq. metres (627.5 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.7 sq. feet)



Total area: approx. 95.5 sq. metres (1028.2 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.

