



The Causeway, East Hanney

Carter Jonas

20 THE CAUSEWAY EAST HANNEY WANTAGE OX12 0JN

Entrance hall, sitting/dining room, study, kitchen/breakfast room, utility, ground floor shower room. 3 double bedrooms, family bathroom.

1 bedroom annexe, large garage/workshop. Garden sheds
Mature gardens, driveway parking.

DESCRIPTION

This well-presented three-bedroom semi-detached period home has been thoughtfully and comprehensively renovated, offering a stylish kitchen and bathrooms while carefully preserving its original character. The ground floor offers an excellent flow, beginning with a welcoming entrance hall that leads to a bright kitchen/breakfast room, a useful utility area, and a contemporary shower room. A separate study provides an ideal space for home working, while the generous dining/sitting room features French doors that open directly onto the garden, filling the space with natural light.

On the first floor, with attractive views across the surrounding countryside, there are three well-proportioned bedrooms and a modern family bathroom,.

Outside

The mature gardens to the front and rear, are principally laid to lawn and enhanced with a variety of shrubs and trees, creating a peaceful outdoor setting. Within the garden are two useful garden sheds.

To the rear of the property, double gates open onto a gravelled area that provides convenient parking in front of a large, detached garage/workshop. In addition, a detached one bedroom annexe equipped with a kitchenette and shower room, offers excellent flexibility for guests, work, or additional accommodation.

A RECENTLY RENOVATED 3 BEDROOM SEMI-DETACHED HOME WITH FLEXIBLE ACCOMMODATION, A ONE BEDROOM ANNEXE AND GENEROUS GARAGE/WORKSHOP IN A VILLAGE SETTING ENJOYING COUNTRYSIDE VIEWS.







Situated in a lovely village setting, the property enjoys countryside views while being within walking distance of the village pub and community shop, making it an ideal home for those seeking both rural charm and everyday convenience.

SITUATION

East Hanney is a charming and highly regarded village, located just north of Wantage and neighbouring West Hanney. Together, the Hanney villages offer an excellent range of local amenities including village pubs, restaurants, a community shop with post office, churches, and St James C of E Primary School with an adjoining preschool.

The nearby market town of Wantage provides schooling for all ages, a wide selection of shopping and leisure facilities, as well as a traditional market held twice weekly. The surrounding countryside offers superb walking and riding, along with notable sporting venues such as Frilford Heath Golf Club.

The area is well connected, with the A34 offering convenient access to the M4 to the south and the M40 to the north. Didcot Parkway (approximately 9 miles) provides a mainline rail service to London Paddington in around 40 minutes. The region is particularly well known for its exceptional choice of schools

ADDITIONAL INFORMATION

Tenure Freehold

Viewing Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX12 0JN

what3words:///

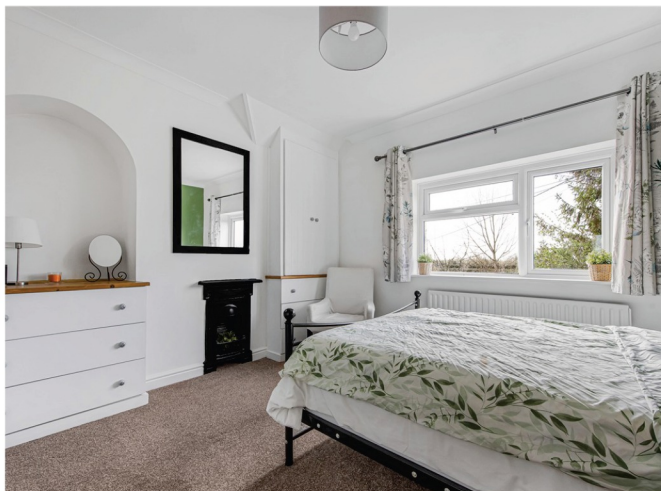
Gas central heating

All mains services

Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile coverage is available with all providers.

Vale of White Horse District Council

FPC rating: D





**Approximate Gross Internal Area 2120 sq ft - 197 sq m
(Including Garage & Outbuilding)**

Ground Floor Area 812 sq ft – 75 sq m

First Floor Area 561 sq ft – 52 sq m

Garage Area 449 sq ft – 42 sq m

Outbuilding Area 298 sq ft – 28 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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