



Rectory Farm Close, West Hanney OX12 0LR

Carter Jonas

6 RECTORY FARM CLOSE, WEST HANNEY, OXFORDSHIRE OX12 0LR

Sitting room, conservatory, kitchen/dining room, study, gym room, cloakroom, utility room, 5 bedrooms (2 en-suite) family bathroom, indoor swimming pool, garden office, garden studio, double garage.

SITUATION AND LOCATION

West Hanney is a popular village situated just to the north of Wantage and adjacent to East Hanney. The Hanney villages benefit from local pubs, restaurants, village shop, post office, churches, St James C of E primary school and pre-school. The nearby towns of Wantage and Abingdon offer schooling for all ages, a range of shopping and leisure facilities, as well as weekly markets. There are also easy road links to Didcot and Witney, and easy access to the A420 that provides a link to Oxford and Swindon. Also conveniently located for nearby science and business centres. There are excellent communication links via the A34 with the M40 in the north and the M4 in the south. Didcot c. 9 miles offers a fast service to London Paddington c. 40 minutes.

DESCRIPTION

This substantial detached property is set amongst a small close of similar style family homes on the edge of this desirable village.

The accommodation comprises an entrance hall with cloakroom, a sitting room, with wood burning stove, and a kitchen/dining room, a particularly light room and a perfect family gathering space. Connecting the sitting room and kitchen is the conservatory arranged at the rear of the house, being ideal for enjoying the garden. Leading off the kitchen/dining room, a rear hall gives access to the swimming pool, garage and utility room. In addition, a study with adjoining room, leads off the sitting room and provides an ideal home office having the benefit of independent access to the side of the house and a parking space. Completing the ground floor, the swimming pool with doors opening to the garden is a fabulous addition to the house.

A SUBSTANTIAL DETACHED HOME WITH INDOOR SWIMMING POOL, GARDEN OFFICE, SPACIOUS GARDEN STUDIO, MATURE GARDENS AND A DOUBLE GARAGE ON THE EDGE OF THIS POPULAR VILLAGE







The pool has a non-slip paving surround, along with a shower cubicle, and a separate WC. At first floor level are five bedrooms & the family bathroom, two of the bedrooms have adjoining dressing rooms/study areas & two have en-suite bath/shower rooms. The principal bedroom suite has the benefit of stairs leading directly to the swimming pool. Accessed from the principal bedroom, bedroom 2 with en-suite bathroom and a separate storage room, is arranged above the swimming providing the potential to convert this wing of the house into a substantial independent annexe.

OUTSIDE

A mature garden to the rear with a variety of trees and shrubs is a particular feature of the property. It is well maintained principally laid to lawn with a large terrace for dining & entertaining leading off the conservatory and swimming pool. The front of the house is landscaped with a lawned area & offers driveway parking with access to the double garage which has power and light. Either side of the house is gated access to the rear garden, one side having double gates for vehicular access. Within the garden a timber garden studio with light and power, provides a fabulous space for a number of uses, including a games room, artist studio or crafts room. In addition, a garden office with electric heating and garden store attached, is tucked away in the corner of the garden.

ADDITIONAL INFORMATION

Tenure Freehold

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

Directions
OX12 0LR





Approximate Gross Internal Area 5007 sq ft – 466 sq m
 Ground Floor Area 2632 sq ft – 245 sq m
 First Floor Area 1558 sq ft – 145 sq m
 Outbuilding Area 817 sq ft – 76 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(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	

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Offices throughout the UK



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