

School Road
West Hanney

Carter Jonas

MAGDALEN, SCHOOL ROAD, WEST HANNEY OX12 0LB

Three double bedrooms · Spacious sitting room · Separate dining room · Large kitchen/breakfast room · Utility room · Integral garage · Driveway parking · South-facing rear garden · Scope for modernisation

A DETACHED HOME OCCUPYING A PLEASANT POSITION WITHIN A SOUGHT-AFTER OXFORDSHIRE VILLAGE. WITH WELL-PROPORTIONED ACCOMMODATION, THE PROPERTY REPRESENTS AN OPPORTUNITY FOR BUYERS SEEKING FUTURE POTENTIAL. NO ONWARD CHAIN.

DESCRIPTION

Situated within the desirable village of West Hanney, this detached family home presents an exciting opportunity for buyers seeking a property with scope to improve, subject to any necessary consents.

Extending to c.1,485 sq ft excluding the garage, the accommodation is well proportioned and versatile throughout. The ground floor comprises an entrance hall, generous sitting room overlooking the rear garden, separate dining room, spacious kitchen/breakfast room, utility room and cloakroom. An integral garage provides excellent storage and potential for conversion, subject to the relevant permissions.
The first floor offers three comfortable double bedrooms, with a family bathroom and additional dressing room, providing flexibility for modern family living.
Outside, the property enjoys a south-facing rear garden. To the front, there is driveway parking and access to the integral garage.

While the property would benefit from some updating, it offers purchasers the opportunity to add significant value and tailor the accommodation to their own requirements. The existing layout, generous room sizes and abundance of natural light provide an excellent foundation.

LOCATION

West Hanney is one of South Oxfordshire's desirable villages, admired for its attractive period properties, strong sense of community and beautiful surrounding countryside. The village benefits from a well-regarded public house, parish church, primary school, village hall and extensive network of footpaths and bridleways.



The nearby market town of Wantage, approximately 3 miles away, provides an excellent range of everyday amenities including supermarkets, independent shops, cafés, restaurants, leisure facilities and highly regarded schooling. Communications are excellent, with convenient access to the A34 connecting to Oxford, the M40 and the M4, while nearby Didcot Parkway offers fast rail services to London Paddington in around 40 minutes.

ADDITIONAL INFORMATION

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

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Tenure: Freehold
All mains services are connected
Council Tax: Band F
Broadband speeds and mobile coverage can be checked with Ofcom.
Gas fired central heating





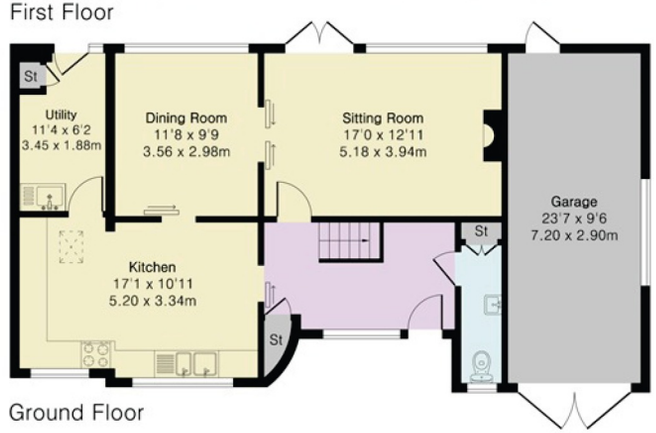




Approximate Gross Internal Area 1485 sq ft - 138 sq m
(Excluding Garage)
Ground Floor Area 753 sq ft – 70 sq m
First Floor Area 732 sq ft – 68 sq m
Garage Area 225 sq ft – 21 sq m



First Floor



Ground Floor

PINKPLAN

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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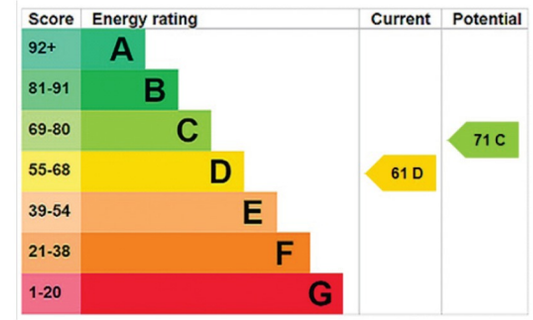

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