

Crown Meadow
East Hanney, Oxfordshire

Carter Jonas

4 CROWN MEADOW, EAST HANNEY, WANTAGE, OXFORDSHIRE OX12 0JR

ATTRACTIVE DOUBLE-FRONTED DETACHED FAMILY HOME WITH FOUR BEDROOMS, ESTABLISHED GARDENS AND EXCELLENT ACCESS TO WANTAGE, ABINGDON AND DIDCOT PARKWAY

Entrance hall, Sitting room, Dining room,
Kitchen/breakfast room, Utility room, Study, Cloakroom
4 bedrooms (1 en-suite), Family bathroom
Garden, garage and driveway parking



DESCRIPTION

4 Crown Meadow is an attractive four-bedroom double fronted detached family home; one of a small development of four individually designed properties. The property provides spacious and flexible accommodation arranged over two floors and provides a comfortable family home in this popular location.

To the ground floor is a welcoming entrance hallway which leads to a generous dual aspect living room with wood burning stove and French doors opening onto the rear terrace. There is a separate dining room with double doors opening from the hallway providing a versatile entertaining space. To the rear of the property is a kitchen/breakfast room with adjoining utility room and side door access to the parking area. A study and cloakroom complete the ground floor accommodation.

To the first floor there are three bedrooms and a master bedroom with en-suite bathroom. The family bathroom is generously proportioned with bath and separate shower cubicle.

OUTSIDE

The property is approached via a shared driveway which leads to a parking area and single garage to the side of the house. The pretty rear garden is predominantly laid to lawn with a variety of established shrubs and herbaceous plants. There is a lovely pergola walkway to the side and seating area to the rear.

LOCATION
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

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

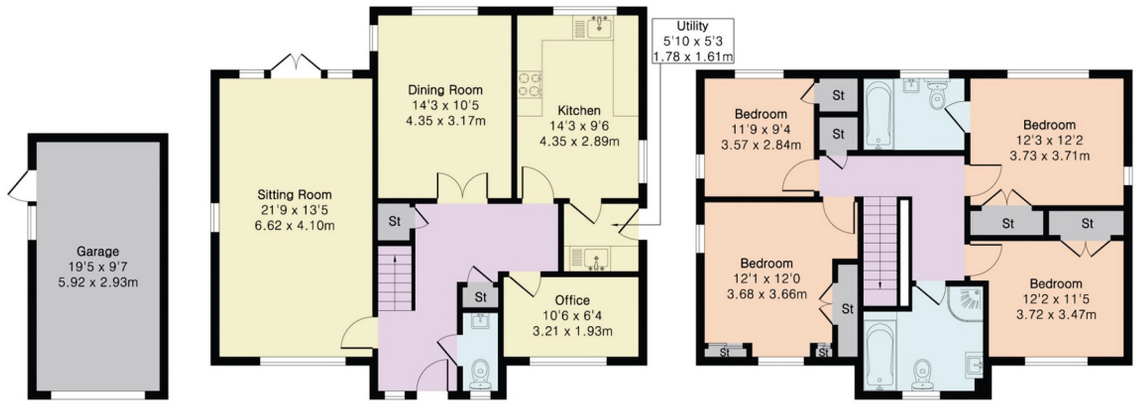
Directions: OX12 0JR
Freehold with vacant possession on completion
All mains services Gas central heating
Ofcom checker indicates ultrafast broadband is available & mobile coverage is available with all providers.
Vale of White Horse District Council Council Tax: G







Approximate Gross Internal Area 1570 sq ft - 146 sq m
(Excluding Garage)
Ground Floor Area 835 sq ft – 78 sq m
First Floor Area 735 sq ft – 68 sq m
Garage Area 187 sq ft – 17 sq m



Garage Ground Floor First Floor

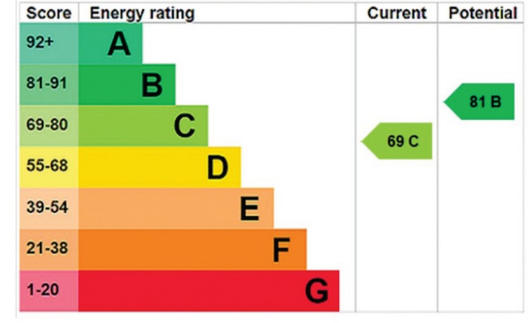
PINKPLAN

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.

Carter Jonas







Oxford 01865 511444
oxford@carterjonas.co.uk
Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk
Offices throughout the UK

A member of OnTheMarket.com

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.