



Ashfields Lane
East Hanney

Carter Jonas

THE BARN ASHFIELDS LANE EAST HANNEY OX12 0HN

Four bedrooms & three bathrooms · Double height kitchen/breakfast room · Sitting room with feature fireplace · Landscaped south-facing rear garden
Double car port with attached storage room

DESCRIPTION

This beautifully converted barn retains a wealth of original character, with exposed beams showcased throughout. On entering the property, a porch opens into a generous reception hall, which includes a cloakroom and staircase rising to the first floor.

To the right, the double height kitchen/breakfast room enjoys access to the front garden and is fitted with a range of bespoke cabinetry, a Rangemaster cooker, integrated fridge/freezer and a dishwasher. The adjoining dining room overlooks the rear garden and leads into a superb sitting room, centred around a feature fireplace.

To the left of the hallway is a well-appointed bathroom, a double bedroom, and a cosy snug with bay window and French doors opening onto the south-facing rear garden. From here, there is access to the utility room, which houses the gas boiler, washing machine and a further door to the garden.

The first floor provides three well-proportioned bedrooms, including an impressive 25ft principal room with built-in wardrobes and an ensuite bathroom. There is also a further shower room and an additional storage/landing area.

OUTSIDE

The property is approached via a sweeping driveway, enhanced by a weeping willow which frames the turning circle. The front garden features mature trees and shrubs, a lawned area and a patio, creating a tranquil, family friendly setting. A double car port and substantial storage room—ideal as a home office or study—add excellent versatility.

Side access leads to the south facing rear garden, with large patio, lawned area and array of established flower beds, providing a wonderful space for entertaining.

A CHARACTERFUL FOUR BEDROOM BARN CONVERSION, DISCREETLY POSITIONED WITHIN A PRIVATE PLOT IN THE DESIRABLE VILLAGE OF EAST HANNEY



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

The market town of Wantage provides schooling for all ages, shopping and leisure facilities, and a traditional market held twice weekly. The surrounding countryside offers superb walking and riding, along with 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 (c.9 miles) provides a mainline rail service to Paddington in c.40 minutes.

The region is particularly well known for its exceptional choice of schools, including Abingdon School, The Manor Prep School, St Helen & St Katharine, St Hugh's Preparatory School and Radley College.

All mains services connected with gas central heating
Ofcom checker indicates ultrafast broadband is available at this postcode. Ofcom checker indicates mobile coverage is available with all providers.
Vale of White Horse District Council
Council tax band: G

ADDITIONAL INFORMATION

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

Directions: OX12 0HN
what3words:/// sketch.community.evening



Approximate Gross Internal Area 2473 sq ft - 230 sq m
 Ground Floor Area 1462 sq ft – 136 sq m
 First Floor Area 1011 sq ft – 94 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		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



IMPORTANT INFORMATION

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