

GREEN & CO





GREEN & CO

Description

Discover 1 Spring Close, formerly Deans Farmhouse, a beautifully refurbished, traditional farmhouse seamlessly blending timeless charm with modern comforts. Nestled in the heart of the picturesque village of West Hanney, this exceptional property has been meticulously refurbished and transformed by Hills Homes to match their award-winning standards. Offering four spacious bedrooms and two elegant bathrooms, the home boasts generous living spaces on the ground floor, perfect for family life and entertaining. The character of the original building is thoughtfully preserved while incorporating contemporary features to ensure a warm and inviting atmosphere. The south-facing garden provides a private retreat bathed in sunlight, while the expansive front courtyard offers ample parking. This stunning property is ready for you to move in immediately, with no onward chain to delay your plans. The former farmhouse is a true gem waiting to be called home and affords access to comprehensive facilities in nearby Wantage, schools for all ages in Abingdon, Faringdon or Oxford and a mainline rail link from Didcot Parkway.

Location

East & West Hanney are attractive Oxfordshire villages benefiting from good communication links to Wantage and beyond, with Didcot Parkway approx. 9 miles away, Oxford around 12.5 miles distant and Swindon approximately 17 miles off. Featuring two public houses, The Black Horse & The Plough, which many local residents now own, and both Indian & Italian Restaurants, these thriving communities also boast a community shop, tennis, football, bowls, and cricket clubs and a busy social scene. Village life is enhanced by excellent access to the beautiful surrounding Oxfordshire countryside, for ramblers and cyclists





alike. In this modern age, the village website; <http://www.thehanneys.org.uk/> is a superb medium to integrate into all that these lovely villages have to offer.

what3words

w3w.co/mural.tonight.contact.

Tenure

Freehold with common managed areas.

Estate Service Charge

Estimated Estate Service Charge is £632.78 per annum.



Ofcom

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted this link then please click on our attached PDF brochure and click on the link there. If the subject property is a new build then please refer to the developer's specification.

Utilities

All mains services connected.

Heating Type

Gas fired central heating to radiators.






GREEN &
CO

1 Spring Close, formerly Deans Farmhouse, West Hanney, OX12 oHE

Approximate Gross Internal Area = 171.7 sq m / 1849 sq ft

Reduced Head Room = 1.9 sq m / 20 sq ft

Total = 173.6 sq m / 1869 sq ft

 = Reduced headroom below 1.5m / 5'0"



Ground Floor

First Floor

GREEN & CO

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Fourlabs.co © (ID1161011)

EER

C.

Council Tax Band

Yet to be assessed by Vale of White Horse District Council.

Specification

Integrated fridge/ freezer, oven and separate oven/ microwave, automatic dishwasher, gas fired central heating, sealed unit double glazed windows and doors, log-burner to the sitting room, floor coverings throughout the property, lawns laid to turf and close board fencing to rear garden.

33 Market Place, Wantage, Oxon, OX12 8AL

t:01235 763562

e:sales@greenand.co.uk

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.