



East Hanney
Oxfordshire

Carter Jonas

WILLOW BARN, EBBS LANE, EAST HANNEY, OXFORDSHIRE OX12 0HL

4 bedrooms, 2 bathrooms
2 reception rooms
Kitchen/breakfast room, utility room
In all c.0.34 acres

DESCRIPTION

Converted in 2002 to a high standard with a later extension, this attractive property provides a lovely family home set in a mature plot of 0.34 acres. Situated at the end of a no through lane, the property is complemented by mature gardens with the rear garden enjoying views over the adjoining fields.

Arranged over two floors, the spacious and flexible accommodation boasts, to the ground floor, an attractive entrance hall with cloakroom off which continues to the centre of the house and the open plan reception room with French doors opening to the front and rear gardens providing an abundance of natural light. The sitting area enjoys a brick fireplace with woodburning stove, whilst the dining area enjoys a view over the rear garden and beyond. The recently updated kitchen/breakfast room is fully fitted with a range of units and integrated appliances and Kardene flooring. The room also enjoys an abundance of natural through light and has the benefit of French doors opening to the South facing garden at the front of the house. In addition, arranged off the kitchen is the utility/boot room with direct access to the garden. To complete the ground floor, a further reception room, currently used as a studio, has French doors opening onto the garden providing independent access making the space ideal for anyone running a business from home. At first floor level are the principal bedroom suite with ensuite shower room, three further double bedrooms and the family bathroom. Three of the bedrooms have the lovely feature of glazed doors with Juliet balconies.

**AN ATTRACTIVE BARN CONVERSION WITH A CONTEMPORARY INTERIOR
SITUATED ON THE EDGE OF THIS POPULAR VILLAGE AT THE END OF A
NO THROUGH LANE AND ENJOYING COUNTRYSIDE VIEWS**



Set behind a stone wall, the front garden is principally laid to lawn with mature shrubs and trees with a gravelled driveway to the side accessed via a five-bar gate. A side access leads to the rear and the main garden, which is laid to lawn with an area of decking and a paved terrace adjoining the house. Within the garden is a purpose built shed with wood store attached.

SITUATION

East Hanney and its sister village of West Hanney, known as 'The Hanneys', offer a range of amenities including St James C of E primary school, St James the Great church, a community run shop/post office, village hall, two public houses, two restaurants and Dews Meadow Farm Shop. With an active community, there are also various clubs including cricket and tennis clubs. Communication is good with the A34 linking the M40 and M4 and there are regular bus services to Oxford, and the nearby market towns of Abingdon, Wantage and Didcot. Didcot Parkway is about 7.5 miles with services to London Paddington.

ADDITIONAL INFORMATION

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

Directions: OX12 0HL

Services: Gas fired central heating. Private drainage

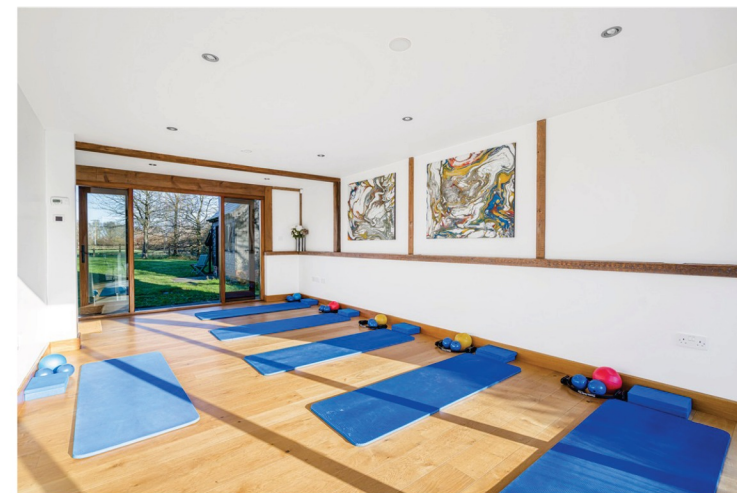
Tenure: Freehold

Local Authority: Vale of White Horse District Council

Council Tax: Band F

Broadband speeds and mobile phone coverage can be checked here: checker.ofcom.org.uk.

Full fibre installed. The property is in Flood Zone 2

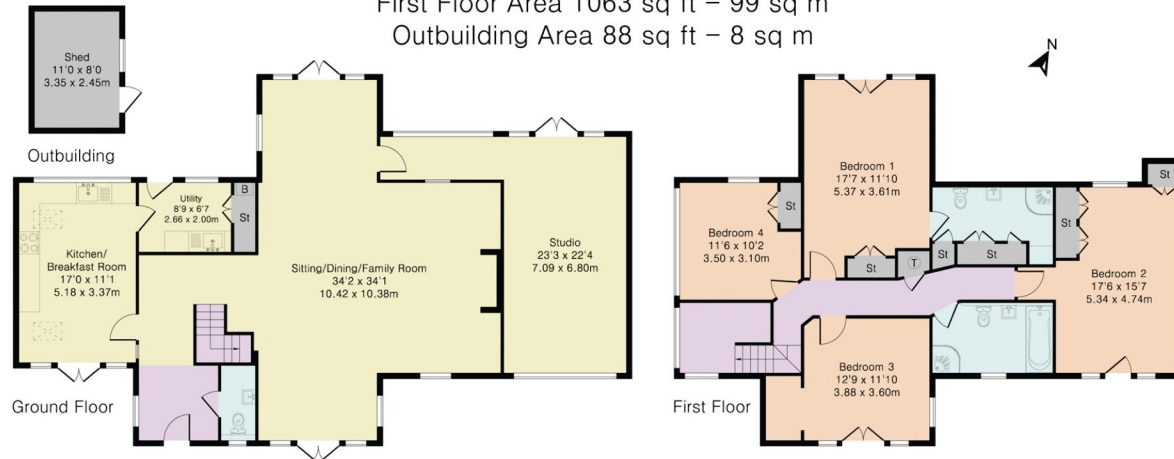


Approximate Gross Internal Area 2522 sq ft - 234 sq m

Ground Floor Area 1371 sq ft – 127 sq m

First Floor Area 1063 sq ft – 99 sq m

Outbuilding Area 88 sq ft – 8 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.



Carter Jonas



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
England, Scotland & Wales		EU Directive 2002/91/EC

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Offices throughout the UK



IMPORTANT INFORMATION

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