



Paul Pieri



East Hanney

£650,000

Wantage,
Oxfordshire





- Impressive three-bedroom detached house
- Detached double garage
- Small private gated development
- Master bedroom with ensuite
- Sitting room with woodburning stove
- Spacious kitchen dining room

An exquisite and individual three-bedroom detached residence nestled within the confines of a small, exclusive gated development in the heart of East Hanney. This stunning property offers a combination of space and luxury epitomizing the essence of contemporary living. Upon entering, you are greeted by the spacious hallway with stairs leading to the first floor and its three generously sized double bedrooms. Two of the three bedrooms are adorned with built-in wardrobes, and the master bedroom boasts the added luxury of an en-suite bathroom, providing a private sanctuary within this elegant abode. The ground floor unfolds with a grandeur that is both inviting and functional. On the ground floor, the expansive triple-aspect sitting room is a focal point of comfort, featuring a captivating woodburning stove nestled into the chimney breast. Large patio doors seamlessly connect the interior with the rear garden, creating an effortless flow between indoor and outdoor living spaces. Across the hallway, a culinary haven awaits in the form of a well-appointed kitchen/dining room. This space is not only functional but also aesthetically pleasing, with doors that open onto the rear garden, allowing for al fresco dining and entertaining. The fusion of style and practicality in this area makes it the heart of the home. The property offers a double garage with loft space, providing ample room for both vehicles and storage, or space ideal for a home Gym. Generous off-street parking further enhances the convenience and accessibility of this remarkable residence. The outdoor space is a testament to thoughtful landscaping, with an impressive garden that stretches out into a wide expanse of lush lawn. A large patio area beckons for leisurely afternoons and evenings spent in the embrace of nature, while raised beds add a touch of charm and functionality, perfect for cultivating a delightful kitchen garden or vibrant floral arrangements. In summary, this distinguished home in East Hanney seamlessly combines spacious living with the utmost in comfort and style. With its enchanting garden, double garage, and meticulous design, this property promises a lifestyle of elegance and tranquility.

For more information or to arrange a viewing please contact:

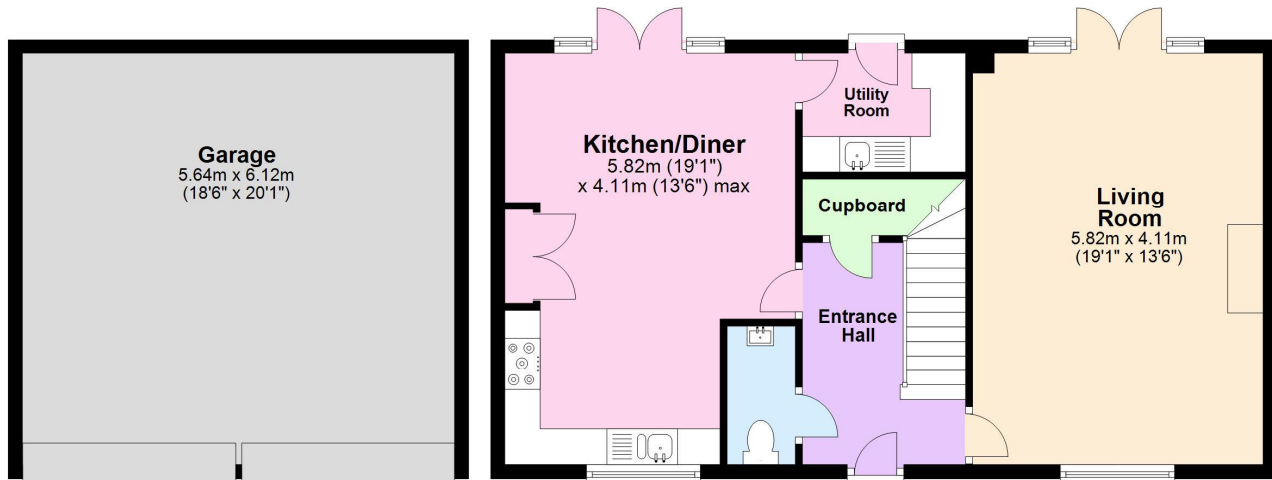
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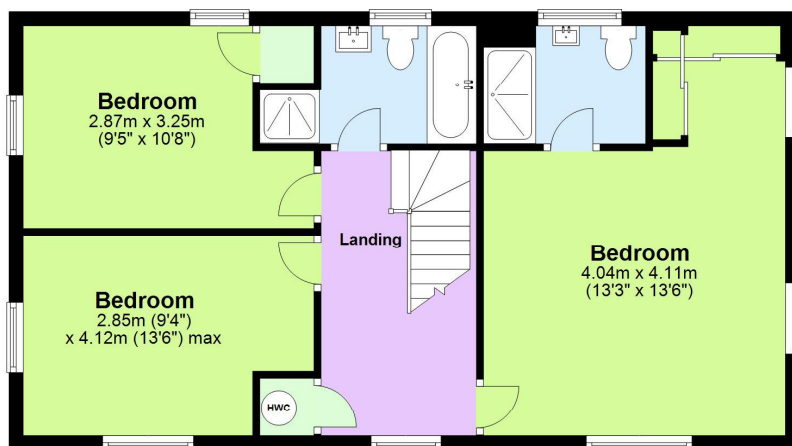
Ground Floor

Approx. 96.9 sq. metres (1043.2 sq. feet)



First Floor

Approx. 62.1 sq. metres (668.7 sq. feet)



Total area: approx. 159.0 sq. metres (1711.9 sq. feet)

Every attempt has been made to ensure the accuracy of this floor plan. Measurements of doors, windows and rooms are approximate for indicative purposes only. No responsibility is taken for any error, omission, or misstatement. Specifically, no guarantee is given on the total square footage of the property if provided and figures are given for guidance purposes only and must not be relied on as a basis of valuation. Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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