

Manor Cottage

North Green, West Hanney, Wantage



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A striking timber-framed house in the heart of West Hanney dating back to the 17th century, with mature gardens and excellent access to local footpaths.

The Grade II-listed property has a wealth of well-preserved character features inside and out, while to the rear there are lovely views over the surrounding countryside.



2 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



PARKING



GARDEN



FREEHOLD



VILLAGE



2,476 SQ FT



**GUIDE PRICE
£950,000**



The property

Manor Cottage is a striking building built from attractive timber framing with render infill, under a tiled roof. The jettied front elevations are stunning, while the original planked wood door opens to reveal beautifully appointed interiors featuring exposed beams, stone floors and vast original fireplaces. A much loved family home in the same ownership for almost 40 years, Manor Cottage has been well maintained and extended to create a spacious and welcoming residence. Heritage colours complement the original character, while the bathrooms are modern and well presented. In the main part of the ground floor there are two generous reception rooms – a large sitting room and a separate formal dining room – opening off a central reception hall with fitted shelves that functions as a library. The kitchen is in a more recent extension and is accessed through an inviting breakfast room. It features handsome wooden cabinetry and a cosy AGA, while adjoining the space is a utility room and cloakroom with WC. The first floor has three spacious bedrooms including a main bedroom with en suite bathroom, as well as a family bathroom. There is a further bedroom on the second floor and a shower room on the ground floor.



Outside

The property is approached via a gravel driveway at the front of the house, where there is parking for a number of cars and an electric car charger. The gardens to the rear are west facing, perfectly angled to capture the afternoon sun, and are well established with mature trees and borders, lawns, paved seating areas for outdoor entertaining and a delightful summerhouse. A pedestrian gate at the rear leads out to a separate area of garden with apple trees and lovely country views.

Location

West Hanney is a small village with a pub, church and an Indian restaurant just a short distance from Wantage. There is a thriving local community which is well connected to the neighbouring village of East Hanney, where there are further amenities and a primary school. The area offers wonderful walking, riding and cycling opportunities as well as leisure attractions.

Additional facilities can be found in Wantage which has attractive narrow streets and a market square, and offers a variety of shops, supermarkets, pubs and restaurants. Further comprehensive shopping amenities can be found in Oxford and Newbury which cater for most everyday needs. There is an excellent choice of highly regarded schools in the area. The property is highly accessible with easy access to the A34 linking with Oxford, the M4, M40 and London, and there is a fast, regular train service from Didcot into London Paddington.



Distances

- Wantage 4.3 miles
- Abingdon 7.7 miles
- Oxford City Centre 14 miles

Nearby Stations

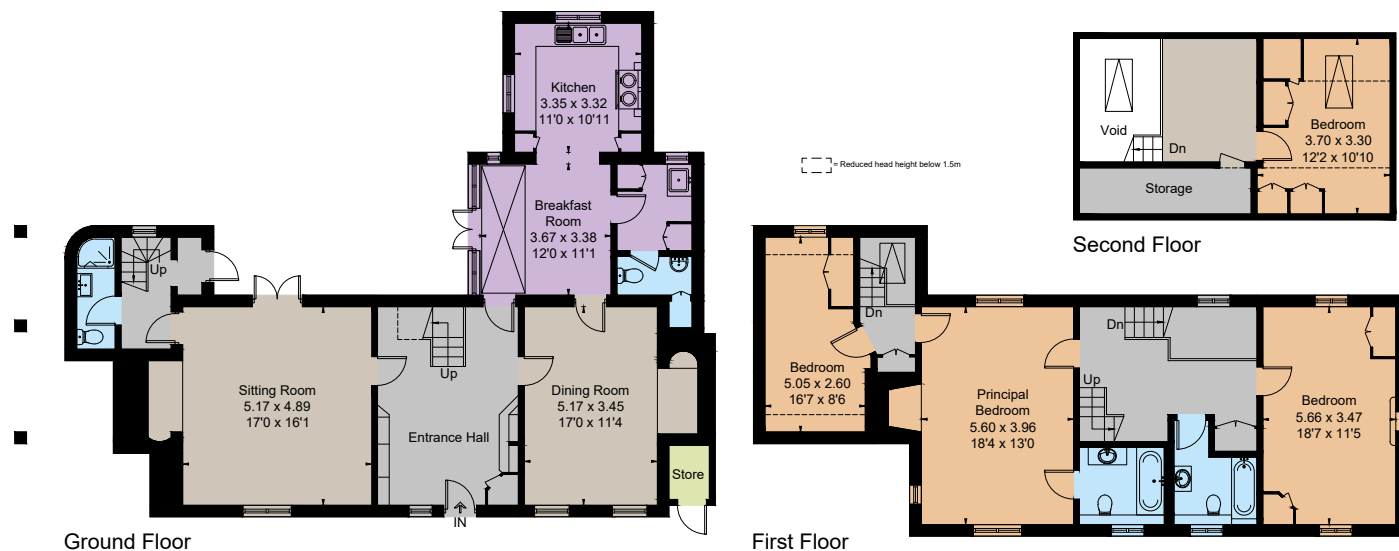
- Didcot Parkway
- Oxford
- Oxford Parkway

Nearby Schools

- St James CofE Primary School
- Grove Primary School
- Charlton Primary School
- Cothill School
- Abingdon School
- St Helen & St Katharine
- Cokethorpe School



Approximate Floor Area = 230 sq m / 2476 sq ft (Excluding Void / Store)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #98887

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Floorplans

Main House internal area 2,476 sq ft (230 sq m)
For identification purposes only.

Directions

OX12 0LQ

what3words: ///solar.grudges.magnitude

General

Local Authority: Vale of White Horse District Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains water, drainage, gas and electricity.

Council Tax: Band G

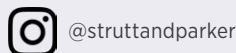
EPC Rating: E

Oxford

201-203 Banbury Road, Summertown, Oxford, OX2 7LL

01865 692303

oxford@struttandparker.com
struttandparker.com



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