

Morlands

EAST HANNEY, OX12

150 Years

JOHN D WOOD & CO.

London, Country & International Property

Morlands

EAST HANNEY, OX12

A superb family home of immense charm and character with flexible accommodation, located within this sought after cul-de-sac village location.

Upon entering the spacious hall, you are welcomed with an abundance of natural light, from the hall leads a family room, semi open plan dining room which leads perfectly into the principal living room with a feature fireplace, which in turn flows through to the double-glazed conservatory with a pleasant aspect over the swimming pool. A home office and potential ground floor bedroom provide additional spaces for generous family. The hub of most family homes is the kitchen and 'Beam End' doesn't disappoint with this stunning space featuring exposed brickwork and beams with a pretty aspect over the front gardens. A cloakroom completes the lower level. Upon the first floor there are an additional four double bedrooms, with the master bedroom boasting an ensuite, the remaining three bedrooms are served by a large family bathroom.

Attached to the main house and accessible via a personal door from the garden and front is the cottage, an ideal space for a family member, au pair or even an Airbnb, the cottage is over two floors with a generous open plan kitchen/living space and adjacent shower room. The first floor offers two bedrooms and a WC.





























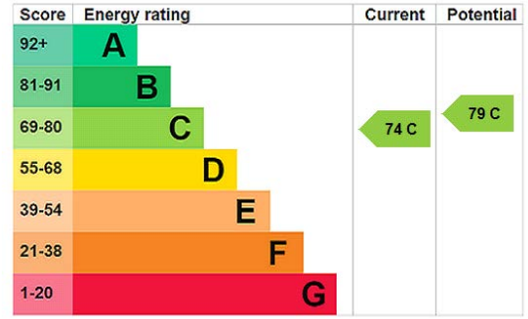
Externals

Externally there is ample off road parking to the front with two open car ports, mature gardens wrap the front elevation of this corner plot, The rear garden offers an excellent degree of privacy with a substantial lawn area fully enclosed with hedgerow, the private side patio off the conservatory offers access to the swimming pool, again with an excellent degree of privacy and corner summer house.

Houses of this stature are rarely available within the village and internal viewings are highly recommended.

Location

Separated by just one field, East and West Hanney are collectively known as 'The Hanneys' and are an excellent example of a thriving community - boasting a primary school and pre-school, shop, two pubs and a village hall with weekly clubs and activities. Residents also benefit from a rare rural asset – daily and frequent buses to Abingdon, Wantage and Oxford.



Directions

From Oxford and the Botley A34 interchange proceed west along the A420, at the Frilford roundabout take the 1st exit onto the A338 signposted Wantage. Continue through the lights and passed Venn Mill. Upon entering the village take the 4th turning on the right opposite La Fontana onto The Green, continue round to the right where Morlands is the next right hand turning, Beam End is located at the far end of the close.

£1,400,000
Subject to Contract

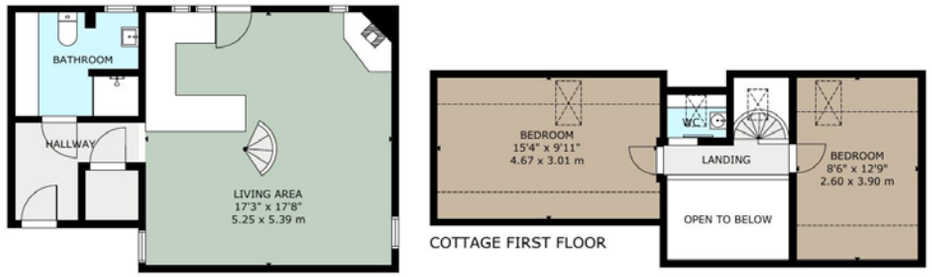
Local Authority: Vale Of White Horse District Council

Council Tax Band: F

Tenure: Freehold

Reference: KCS260116

Approximate Gross Internal Area:
3,067 sq ft



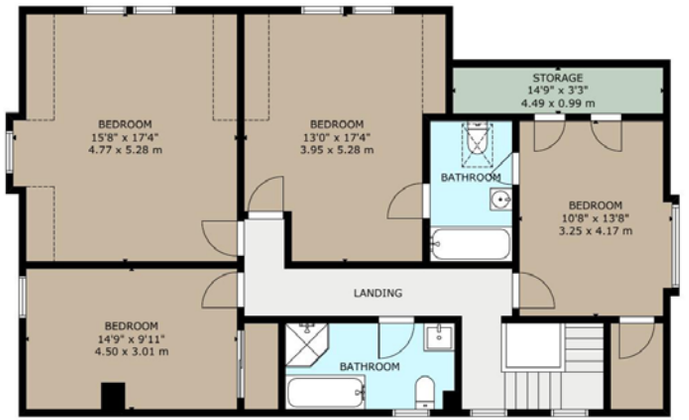
COTTAGE GROUND FLOOR

COTTAGE FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 285 m²/3,067 sq ft
GROUND FLOOR: 175 m²/1,883 sq ft, FIRST FLOOR: 110 m²/1,184 sq ft
EXCLUDED AREAS: COTTAGE GROUND FLOOR: 41 m²/437 sq ft, COTTAGE FIRST FLOOR: 30 m²/319 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROUND FLOOR



FIRST FLOOR

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