

**DAVIES MEADOW, EAST HANNEY, WANTAGE,  
OXFORDSHIRE, OX12 0GG**

- Five bedroom family home
- Double garage
- Driveway parking
- 
- Spacious 2,400sqft accommodation
- Available August
- Village location

**£3,200 per month + permitted payments \***

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE ABINGDON BRANCH ON 01235 526907



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### PROPERTY DESCRIPTION

A superb, five bedroom detached family home c.2,600 sqft presented to the highest of standards throughout with manicured gardens, double garage and driveway parking. Located in a select development on the edge of the sought after village of East Hanney. Unfurnished. Available August, EPC Rating B.

### LOCAL INFORMATION

East Hanney is a charming village approximately 3 miles North of Wantage. The villages of West and East Hanney offer a varied selection of local amenities including a highly regarded primary school, church, village shop, post office, village hall, sports and play area, Dews Meadow Farm Shop and pub and Indian restaurant. The village is also well positioned for access to the A34 (approx 7 miles) and Didcot mainline railway station (approx 10 miles). Abingdon is only 8 miles away and Oxford 14 miles (approx 25 minutes by car).

### ACCOMMODATION

This substantial family home comprises of a larger than average entrance hall, dining room, downstairs cloakroom/utility room, living room with patio doors out onto the manicured gardens, an impressive and well fitted kitchen/family room including a large island/breakfast bar. To the first floor is a large and spacious landing providing access to the five bedrooms, of which the main bedroom boasts both an en-suite & dressing room, and family bathroom.



### OUTSIDE SPACE

Beautiful lawned gardens with paved patio and beds to the perimeter stocked with a variety of shrubs and flowering plants, enclosed by timber fencing and backing onto a woodland coppice, there is a further lawned area to the front of the property with extra width side access. Double garage with power & light and driveway parking.

### LOCAL AUTHORITY and SERVICES

Vale of White Horse District Council - Council Tax Band G. Mains gas, electricity, drainage and water. Gas central heating & double glazing

### IMPORTANT NOTICE

\* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

### DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)



## REFERRAL FEES

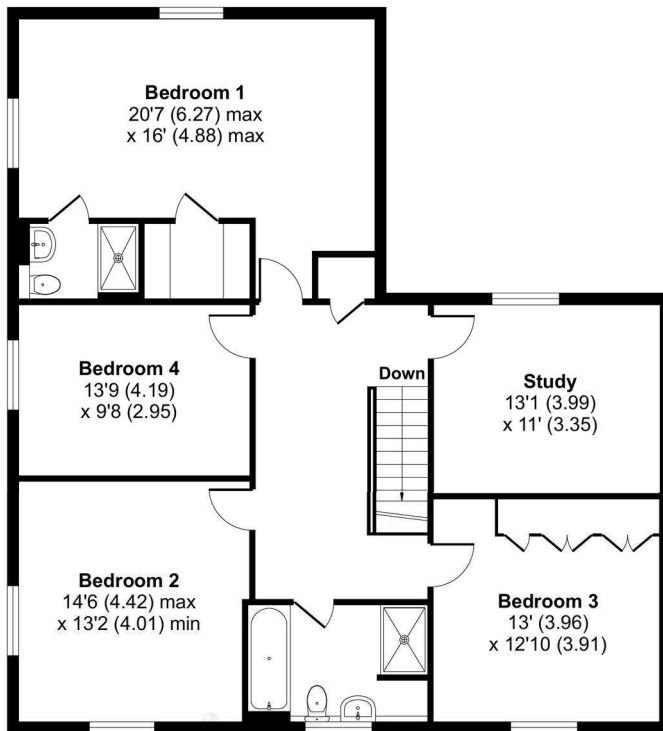
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.



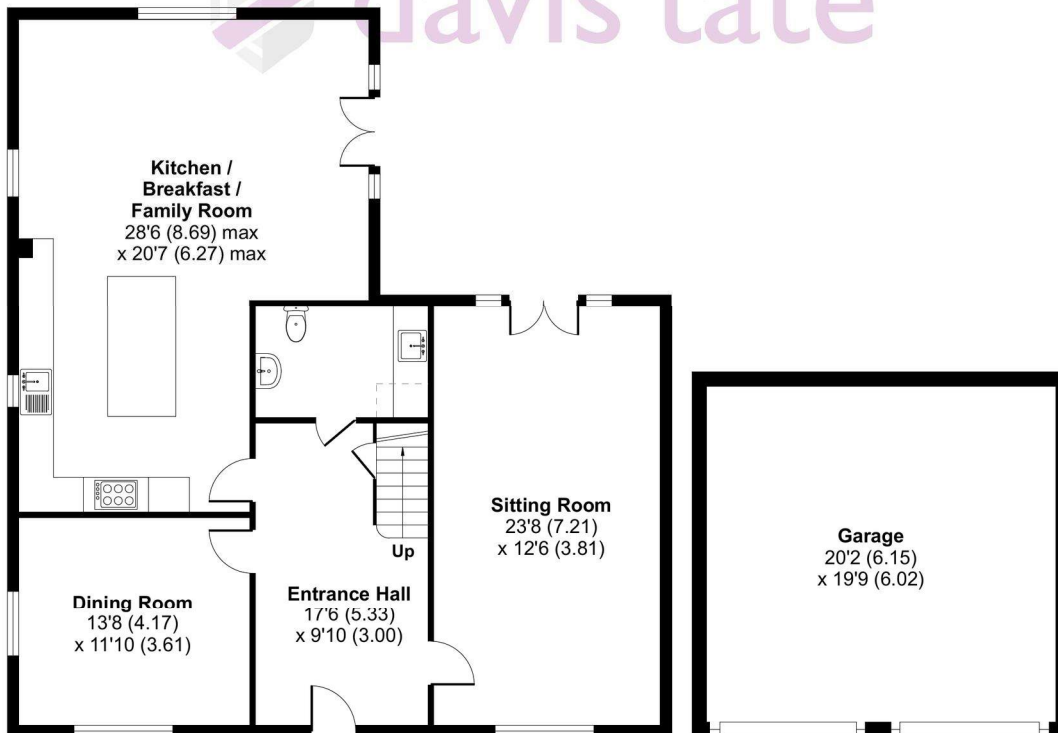


Approximate Area = 2694 sq ft / 250.3 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2022. Produced for Davis Tate. REF: 804994