



A well designed family home of exceptional quality

**Ardington House, 2 St. James Way, West Hanney, Wantage, Oxfordshire, OX12 0FN**

Freehold



2 reception rooms • open plan kitchen/dining/family room • utility room • 5 bedrooms • 5 en suite bath/shower rooms • detached double garage with home office over • off road parking • enclosed rear gardens

#### Local information

Situated in attractive countryside, the popular village of West Hanney and its sister village of East Hanney offer a range of amenities including St James C of E primary school, St James the Great church, a community run shop/post office, Dews Meadow Farm Shop and two pubs. There are a wealth of community groups and events including the cricket and tennis clubs. Communication is good with the A34 linking the M40 and M4 and there are regular bus services to Oxford, Abingdon and Wantage. Didcot Parkway (approximately 8.5 miles) provides train services to London Paddington. There are a number of well-regarded state and independent schools in the area.

#### Directions

From the A338 proceed through East Hanney leaving the primary school to your right. Where School Road joins Church Street there is a green triangle. St James Way is found on the left and Ardington House is the first property on the left.

#### About this property

Situated in a conservation area, Ardington House is part of a small exclusive development built in 2016 by well-regarded local developers Sweetcroft Homes. Designed in a barn conversion style, it is stone and timber rendered beneath a slate roof. Accommodation is well conceived with attention to detail so often lacking on new builds. With concrete floors on the ground and first floor there is

underfloor heating throughout, ample inbuilt storage, a utility room and separate walk-in pantry. The bright entrance hall with galleried landing leads to the triple aspect sitting room with wood burning stove and French doors opening to the garden. There is a further reception room currently being used as a play room and a cloakroom. The heart of the home is the large open plan kitchen/dining/family room. With a large work island, integrated Neff appliances. On the first floor there are five bedrooms all with fitted wardrobes and en suite bath/shower rooms. Outside, there is a detached double garage with electric doors and a home office above. Ardington House has ample parking to the side. South facing gardens to the rear are enclosed, with a timber garden store and sheltered terrace area.

Services: All mains services are connected. Gas fired heating. Security system. Fibre broadband.

Note: LABC Warranty 10 years from 2017.

Photographs taken August 2020.

#### Tenure

Freehold

#### Local Authority

Vale of White Horse District Council

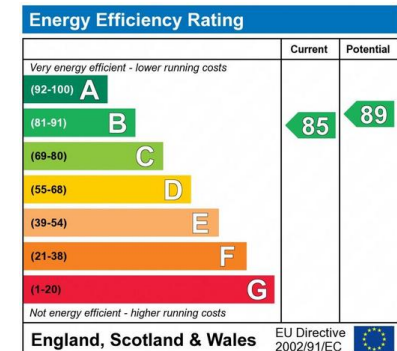
#### Viewing

Strictly by appointment with Savills





Approximate Floor Area = 281.3 sq m / 3028 sq ft (Excluding Void)  
 Garage = 54.6 sq m / 588 sq ft  
 Total = 335.9 sq m / 3616 sq ft



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