



## Recently built family home in sought after village

**Stone House, Ebbs Lane East Hanney, Wantage OX12 0HL**

Freehold





Entrance hall • sitting room • open plan kitchen/dining/ family room • utility room & cloakroom • 5 bedrooms • 3 bath/shower rooms • attached garage • off road parking, rear gardens

#### Local information

Situated in attractive south Oxfordshire countryside East Hanney and its sister village of West Hanney, known as 'The Hanneys', offer a range of amenities including St James C of E primary school, St James the Great church, a community run shop/post office, two public houses, two restaurants and Dews Meadow Farm Shop. With an active community, there are also 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 is about 7.5 miles with services to London Paddington. There are a numerous well-regarded state and independent schools in the area including The Manor, Cothill House, St. Hughs, Abingdon School, Radley College, Our Lady's Abingdon, St Helen and St Katharine and the various Oxford schools.

#### Directions

Leaving Oxford on the A420 in the direction of Swindon, take the A338 though Frilford in the direction of Wantage. On arriving in East Hanney turn right as signed West Hanney and the right fork proceeding on The Green. At the junction with Ashfields Lane go straight onto Ebbs Lane. Stone House is found a short distance on the left.

#### About this property

Situated on a no through lane, in a conservation area Stone House is one of four exclusive

properties, built in 2016 by well-regarded local developers Ede Homes. The property sits well on its plot with parking and lawns to the front and terraces and enclosed gardens to the rear. Architecturally impressive, with classic features such as sash and dormer windows, well-conceived accommodation flows well for modern family living and entertaining. From the central entrance hall is the dual aspect sitting rooms which opens to the terrace at the rear. The open plan kitchen-dining-sitting room is the heart of the home. With a large central island, two double ovens and two dishwashers; French doors open to the garden and a wood burning stove is in the sitting area. Beyond the kitchen is a useful utility room with access to rear garden and a cloakroom. On the first floor are five bedrooms, all with fitted wardrobes, 2 ensuite, and 3 bath/shower rooms. There is an attached single garage, ample parking and a side access to the rear garden. With a terrace and barbeque area the south-west facing gardens, with pleached trees, are mainly laid to lawn. Note: First part of the drive is shared. 10 year NHBC Warranty from Nov 2016. Photographs taken March 2021

#### Tenure

Freehold

#### Local Authority

Vale of White Horse

#### Viewing

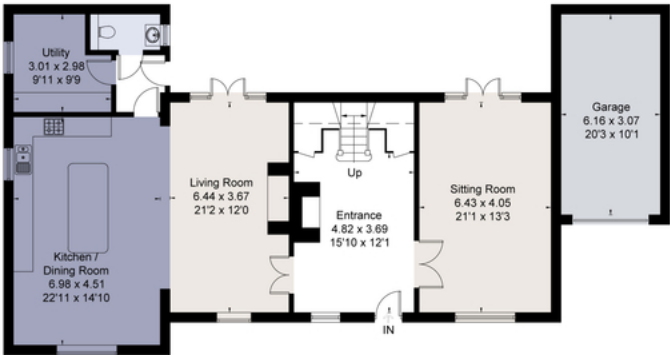
Strictly by appointment with Savills



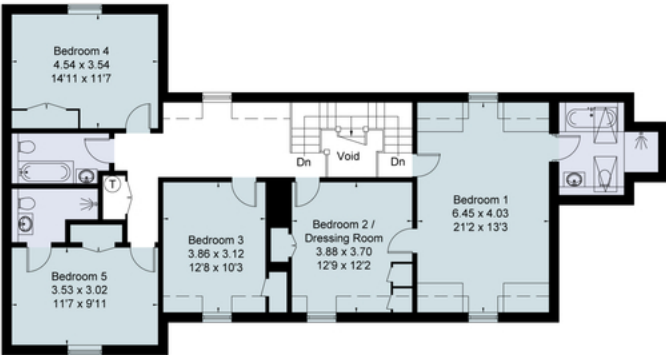




Approximate Area = 253.9 sq m / 2733 sq ft (Excluding Void)  
Garage = 18.9 sq m / 203 sq ft  
Total = 272.8 sq m / 2936 sq ft  
Including Limited Use Area (11.4 sq m / 123 sq ft)  
For identification only. Not to scale.  
© Fourwalls

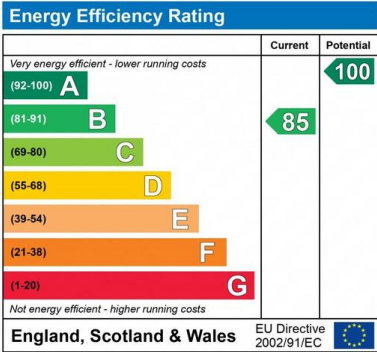


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 275556



**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 12026012 Job ID: 151908 User initials: NQ

