



Picturesque Grade II listed Village House

Robey House, Mill Orchard, East Hanney, Oxfordshire OX12 0JH

Freehold





Drawing room • sitting room • dining room • kitchen
• conservatory • utility room • study • cloakroom
• principal bedroom with en suite • 3 further bedrooms
• family bathroom
Outside: Home office • workshop • carport • greenhouse
• woodstore • courtyard • gardens

Distances

Abingdon 6 miles, Oxford 13 miles, Didcot Parkway (London Paddington from 42 mins) 8 miles, Oxford Parkway (London Marylebone from 55 mins) 15 miles. (Distances are approximate)

Directions

From Oxford, take the A420 towards Swindon. After 5 miles take the first exit off the roundabout onto the A338 towards Wantage. After approximately 2.5 miles turn right onto Main Street opposite La Fontana restaurant. Continue through the village. Robey House will be found on the right just before the T-junction.

Situation

East Hanney has a thriving community spirit and is well situated for easy access to Oxford and London. It boasts a church, pub, primary school, farm shop, village shop and post office.

Wantage is just 4 miles away, with its twice weekly markets, monthly farmers market, supermarkets as well as a variety of independent shops.

There is a wide choice of schools in the area, both state and private, including the highly regarded schools in Abingdon and Oxford.

Description

This charming village house has been lived in by the same family since 1973. Many period features remain intact such as sash windows, deep skirting, original 4 panel doors and architraves, a cut string staircase with decorative brackets and some original corning.

The front door opens to a hallway with the sitting and drawing rooms situated either side, both with open fireplaces. The entrance hall leads on to the kitchen with floor and wall units with a ceramic sink and integrated larder fridge. A door opens to the East facing conservatory with sliding doors onto the courtyard garden. A good sized utility room leads on to a further room, presently used as a study. The original back door of the house now opens to a rear hall that in turn leads on to the charming dining room, previously the coach house, with its vaulted ceiling, open fireplace and large arched window overlooking the cobbled courtyard. A back door opens to the garden from the rear hall where there is also a cloakroom.

The stairs rise from the front hall and return to a galleried landing with a window overlooking the striking pillared yew trees in the front garden.



The dual aspect principal bedroom has fitted wardrobes to one wall and steps down to an en suite bathroom. A further front bedroom also has fitted wardrobes. Two smaller double bedrooms and the family bathroom are at the rear of the house.

Outside.

A red brick building under a slate roof is presently used as a workshop with a home office accessed from the cobbled courtyard, originally used as a playroom. A car port has been added to the end and, along with the driveway, offers parking for 4 cars. A large iron gate opens to the walled courtyard garden with a raised circular bed featuring a mature catalper tree and a wood store. A wooden gate within the south wall opens to the south facing front garden, bordered by an old red brick wall topped with curved coping stones. On either side of the path leading to the front door are metal railings and gate that carry their own Grade II listing. The borders are stocked with cottage garden flowers and shrubs and feature yew hedging and the statuesque pillar yews.

Tenure

Freehold with vacant possession on completion

Services

All mains services are connected.
Gas central heating

Local Authority

Vale of the White Horse

Date Code

Photographs taken and brochure prepared June 2021

Viewing

Strictly by appointment with Savills Summertown office 01865 339700





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Approximate Area 200.4 sq m / 2157 sq ft (Including Void)

Outbuilding 19.2 sq m / 207 sq ft

Total 219.6 sq m / 2364 sq ft

Including Limited Use Area (4.6 sq m / 49 sq ft)



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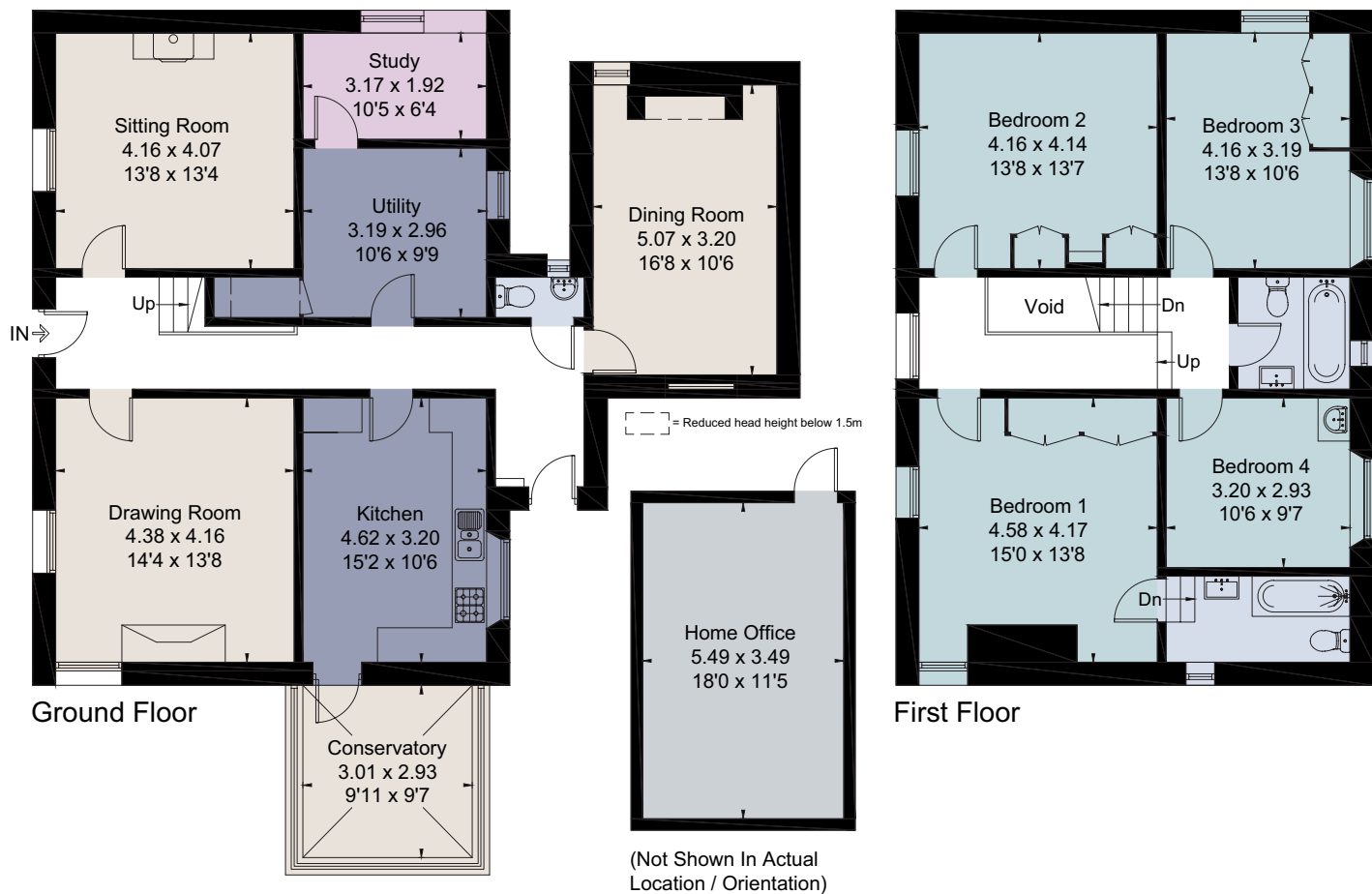
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