



TYNEHAM

Guide Price £1,000,000

Carter Jonas

TYNEHAM GINGE ROAD WEST HENDRED OX12 8RP

- Wantage 3.5 miles, Oxford 12 miles
- Abingdon 6, Newbury 16 miles
- A34 4 miles (direct access to M4 junction 13 and M40 motorways)
- Didcot Parkway Station 6 miles

Covered porch · substantial entrance hall · kitchen · utility room with adjoining cloakroom · dining room · sitting room · principal bedroom with en suite shower room · 3 further double bedrooms with built in wardrobes · family bathroom · large gardens surrounding the property · tarmac driveway leading to a block paved drive providing off road parking for several cars · double garage · summer house with electrics · Energy Rating D

SITUATION

West Hendred is a popular small village with a church, pub, village hall and children's playground. It is about 3.5 miles east of Wantage and 4 miles from junctions onto the A34 which lead north towards Oxford and the M40, and south to the M4 in Newbury. For those needing to travel regularly to London, Didcot Station with its fast service to Paddington, is only 6 miles away. The countryside around is largely unspoiled, and a delightful walk up lanes and footpaths to the south leads to open downland and the Ridgeway. Nearby East Hendred can be accessed on foot via a tarmac footpath. The village has two schools and two churches (one RC and the other C of E), a post office, pubs/restaurants and a sports club for cricket, tennis and football.

A CHARMING AND DELIGHTFUL DETACHED BUNGALOW, OFFERING SUBSTANTIAL FAMILY ACCOMMODATION AND SURROUNDED BY GARDENS OF APPROXIMATELY ½ AN ACRE AND LOCATED IN AN ELEVATED POSITION IN THIS MOST SOUGHT AFTER VILLAGE.





DESCRIPTION

Tyneham is a spacious detached and well laid out 4 bedroom bungalow built in 1992. The property has been in the same ownership since then and has been maintained to a high standard and is presented in good decorative order. The property offers substantial family accommodation and briefly comprises a sitting room with open fire and French doors opening onto the patio, a dining room, a kitchen-breakfast room with a range of eye and base level units and an adjoining utility room and cloakroom. There is a principal bedroom with an en-suite shower room and three further well-proportioned bedrooms, all with built in wardrobes, and a family bathroom.

OUTSIDE

From the front of the property, with its mature shrubs and trees there is a tarmac drive to a block paved driveway and access to the garage with an electric up and over door. The impressive rear garden is primarily laid to lawn, flanked by mature hedging and is extremely private. Adjacent to the house is an expansive patio area while to the rear of the garden there is a vegetable garden, timber shed and pretty summer house.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Oil fired central heating, mains water, drainage and electricity

Local Authority: Vale of White Horse District Council, Abingdon. Tel: 01235 520202

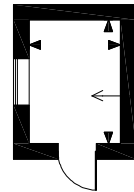
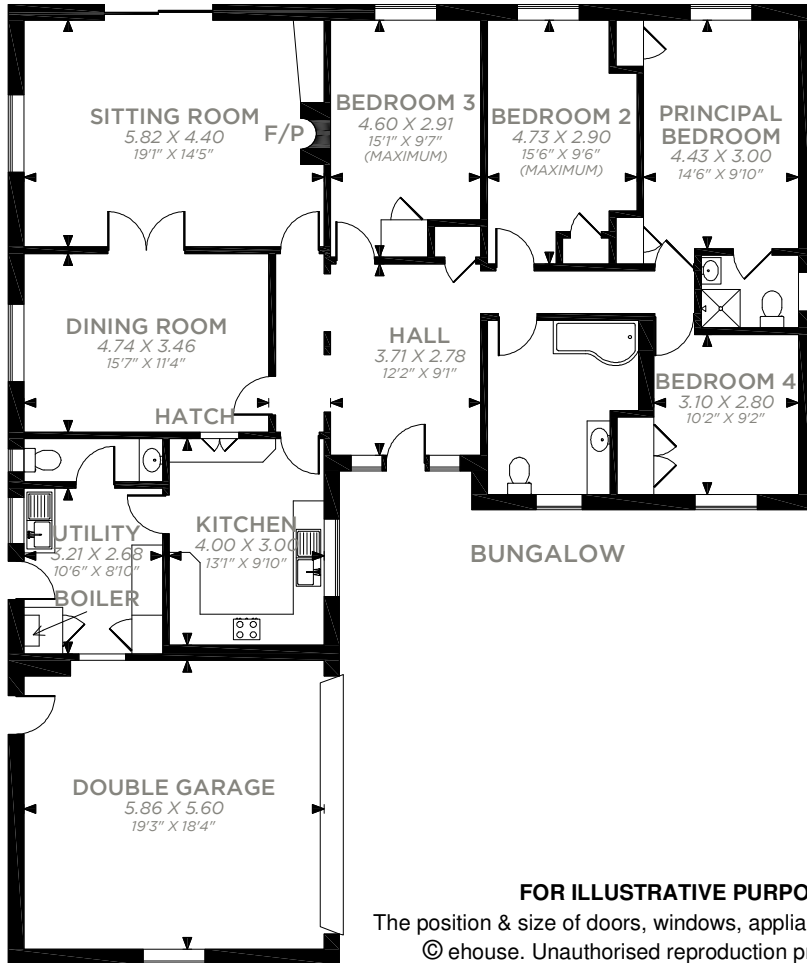
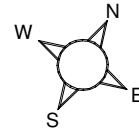
Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

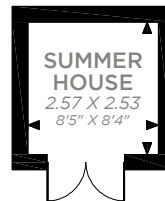
Directions: Please use postcode OX12 8RP



TYNEHAM, GINGE ROAD, WANTAGE
 APPROXIMATE GROSS INTERNAL AREA
 MAIN HOUSE = 1,649 SQ FT / 153 SQ M
 GARAGE = 351 SQ FT / 33 SQ M
 SHED/SUMMER HOUSE = 116 SQ FT / 11 SQ M
 TOTAL = 2,116 SQ FT / 197 SQ M



SHED
 2.40 X 1.77
 7'10" X 5'10"



SUMMER
 HOUSE
 2.57 X 2.53
 8'5" X 8'4"

BUNGALOW

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	66 D
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



IMPORTANT INFORMATION

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