



Orchard Stables Orchard Lane, East Hendred, Wantage £1,350

- Exclusive courtyard development
- Good sized kitchen/dining/breakfast room
- 2 good sized first floor bedrooms
- Cloakroom
- 2 allocated parking
- Spacious sitting/dining room
- Ground floor master bedroom with en suite
- Family bathroom
- Enclosed southerly facing rear garden
- Available Now



DESCRIPTION

This spacious and characterful three bedroom semi-detached cottage style property forming part of this imaginative courtyard development of a former racing yard comprising of only eight properties is situated within this extremely popular and desirable down land village.

2 Orchard Stables offers light and airy accommodation throughout and has recently undergone redecoration and as well as replacement of some of the carpets. The accommodation comprising entrance hallway with a cloakroom, an extremely spacious sitting/dining room with feature fireplace with French doors opening out onto the garden and a good sized kitchen/dining/breakfast room. The ground floor accommodation is further complemented with a master suite with en suite shower room. To the first floor there are two further spacious double bedrooms and a family bathroom. Externally, the property benefits from a walled southerly facing garden with a summer house which wraps around two sides of the property and offers a good degree of privacy. In addition the property offers two allocated parking spaces which are available within the courtyard, gas fired central heating, available now

SERVICES

All mains services connected.

Gas fired central heating via radiators.

Council tax band E



LOCATION

The picturesque village of East Hendred nestles at the foot of a chain of hills known as The Downs in the historic Vale of White Horse in the heart of England. Far from being a sleepy village, East Hendred affords two church primary schools, a shop, two churches, a gastro pub and two further restaurants/country inns. Further information on a host of community clubs, events and organisations can be viewed by accessing the website <http://www.hendred.org/>. Nearby Wantage provides a range of comprehensive amenities including shops, banks, leisure and recreational facilities as well as a weekly market and regular farmers markets. There is also a good selection of education provision within the local area including the excellent Abingdon and Oxford schools. East Hendred is well situated for excellent access to the A34 leading to the M4 Newbury c.16m (South) and M40 Oxford c.15m (North) via the A417 and a main line train station to London (Paddington 45mins) via Didcot c.6m is also close at hand. East Hendred combines life in the 21st Century with a history stretching back many hundreds of years.

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not may or may not be listed within the property inventory at the start of the tenancy.

Important Notice

Douglas and Simmons for themselves and for the Landlords of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intended tenants and do not constitute part of an offer or contract.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons.
4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been let or withdrawn.
5. All measurements are approximate

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.

DIRECTIONS

Leave Wantage Market Place via Wallingford Street, at the mini roundabout bear right continue over the double mini roundabout onto the Charlton Road, leaving Wantage on the A417 Reading Road. Proceed for approximately two and a half miles, passing the Hare Public House on your left at West Hendred, proceed into the dip taking the first turning on the right into Allins Lane, proceed up the hill into the village bearing round the sharp left hand bend into Orchard Lane. Continue along Orchard Lane for a short distance where Orchard Stables will be found on your left hand side. As you

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		85	69
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		81	64
England & Wales		England & Wales	England & Wales
EU Directive 2002/91/EC		85	69
EU Directive 2002/91/EC		81	64



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