



Monks Orchard

East Hendred, Oxfordshire



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A charming village house with annexe, barn and pretty garden.

Hall | Sitting room | Dining room | Snug | Kitchen | Utility room/larder | Cloakroom with shower | Study | Store

Four bedrooms (one currently used as a dressing room) | Family bathroom

The self-contained annexe comprises a sitting room/kitchen, bedroom and bathroom

Delightful south-facing garden, gravel drive, wonderful barn and logstore

Wantage 4 miles, Abingdon 6 miles, Didcot (London Paddington 45 minutes) 5 miles, Oxford 14 miles, Newbury 16 miles, M4 (J13) 17 miles
(All times and distances are approximate)



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For Sale Freehold

Monks Orchard is an attractive Grade II listed village house believed to date from the 1630s.

The property has versatile accommodation and well-proportioned rooms, including a charming sitting room with a parquet floor, a wood-burning stove and two pairs of doors leading into the garden.

The attractive dining room with fireplace and French windows leads into a snug room with a wood-burning stove and cellar below.

There is a well-appointed and light kitchen with electric AGA and tiled floor.

The property is approached via a shared drive, which leads to a private gravelled parking area. A beautiful period barn with a loft above is currently used as a garage.

Beside the barn is an attractive annexe that could be used for friends, family, or income potential.

The delightful south-facing garden is a significant feature of the property. It is partly walled and mainly laid to lawn with various trees, shrubs and mature borders.

Oxfordshire

Monks Orchard is in the heart of East Hendred, a picturesque and popular village at the foot of the Berkshire Downs in the historic Vale of the White Horse.

East Hendred has excellent facilities, including two churches, two public houses and a village shop with a post office. There is also a community centre, sports club and museum.

Didcot to London Paddington takes about 45 minutes, with the A34 providing easy access to Oxford to the north and Newbury and the M4 to the south.





The market town of Wantage provides good day-to-day facilities, with Oxford having extensive shopping and recreational facilities.

East Hendred has a pre-school and two well-regarded primary schools, one Roman Catholic and the other Church of England.

In addition to the local schools, there are excellent independent schools in the area including Cothill, Pinewood, St Hugh's, as well as Abingdon, Radley, St Edwards, St Helens and St Catherine's.

Accommodation

See floorplans overleaf.

Services

Mains water and drainage and oil heating.

Local Authority

Vale of the White Horse District Council.

Tel: 01235 520202

Council Tax

Band G

Post Code

OX12 8LG

Directions

what3words ///golden.saloons.regal

Viewing

Viewing by prior appointment only with the agents.





Annexe

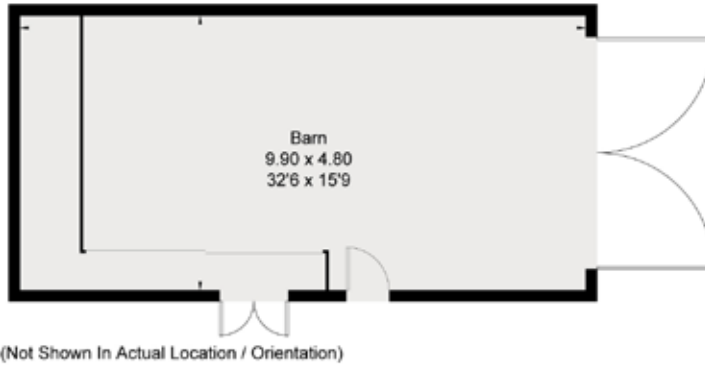


Approximate Area = 214.0 sq m / 2,303 sq ft

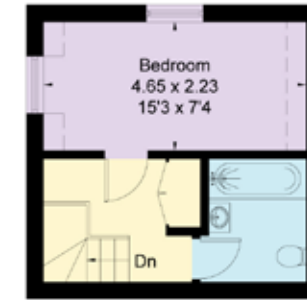
Annexe, Barn = 90.4 sq m / 973 sq ft

Total = 304.4 sq m / 3,276 sq ft

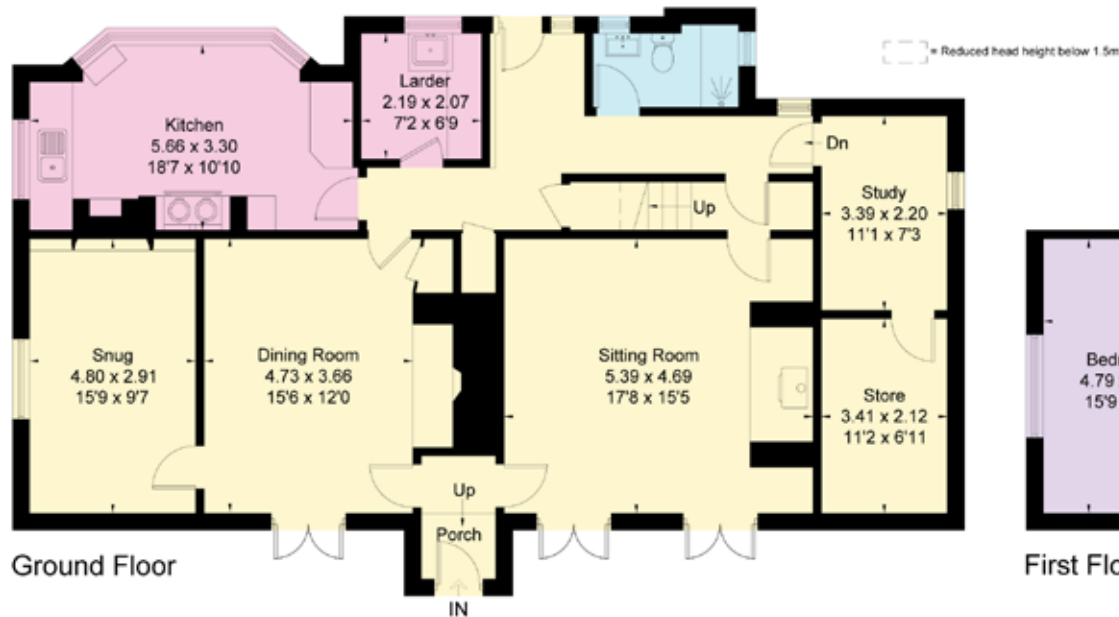
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Annexe - Ground Floor
(Not Shown In Actual Location / Orientation)



Annexe - First Floor



Ground Floor



First Floor



Connecting people & property, perfectly.

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