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## Description

Introducing Castle Gardens, which includes only five exclusive private homes by a local developer of some repute and is located in the charming village of East Hanney, near Wantage in Oxfordshire. These exceptional properties blend timeless design with modern living and are nearing build completion, with occupancy available from early 2025. Each home features generous parking, more extensive gardens than the typical new build provision, turfing and floor coverings, integrated appliances and a double garage or double car barn. Additionally, every homeowner will become a management company member responsible for maintaining the development's private road and communal facilities, putting them in control of their annual service charge. Given the easy walk into the centre of the village, these fantastic new homes are well worth viewing.

## Plot 5

Spacious five-bedroom detached family home with integral double garage and ample ground-floor accommodation, including spacious hallway, a large kitchen/breakfast/family room, triple-aspect living room, utility room, and cloakroom. With enclosed gardens to the rear, two parking spaces, and the integral double garage, the property is ready for immediate occupation and chain-free.

## Location

East & West Hanney are attractive Oxfordshire villages benefiting from good communication links to Wantage and beyond, with Didcot Parkway approx. 9 miles away, Oxford around 12.5 miles distant and Swindon approximately 17 miles off. Featuring two public houses, The Black Horse & The Plough (which many local





residents now own) and both Indian & Italian Restaurants, these thriving communities also boast a community shop, tennis, football, bowls, and cricket clubs and a busy social scene. Village life is enhanced by excellent access to the beautiful surrounding Oxfordshire countryside, for ramblers and cyclists alike. In this modern age, the village website; <http://www.thehanneys.org.uk/> is a superb medium to integrate into all that these lovely villages have to offer.

#### **Ofcom**

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted this link then please click on our attached PDF brochure

and click on the link there. If the subject property is a new build, then please refer to the developer's specification.

#### **Estate Service Charge**

An estimated annual fee of £395 per unit will be charged to cover the maintenance of the private road and common areas.

#### **Heating Type**

Gas fired central heating boiler with underfloor heating on the ground floor and radiators on the first floor.

#### **EPC**

B.





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# Plot 5 Godfrey Close East Hanney Wantage, OX12 0LX

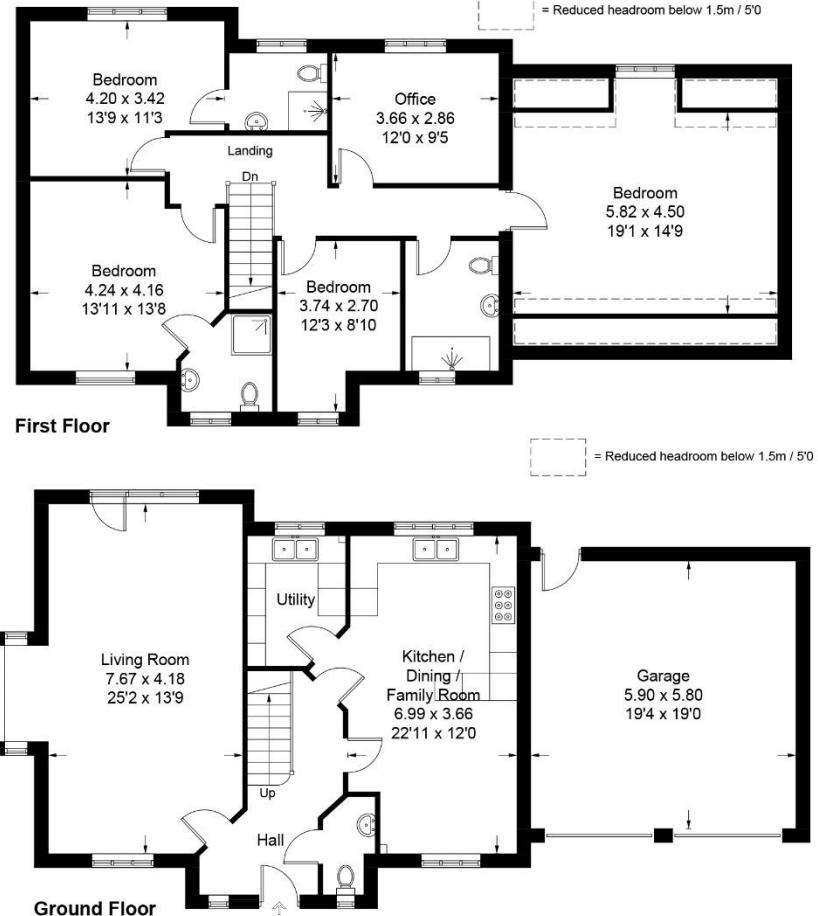
Approximate Gross Internal Area = 181.9 sq m / 1958 sq ft

(Excluding Reduced Headroom)

Reduced Headroom = 10.8 sq m / 116 sq ft

Garage = 34.1 sq m / 367 sq ft

Total = 226.8 sq m / 2441 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## what3words

w3w.co/grafted.ended.establis.

## Tenure

Freehold with common managed areas.

## Utilities

All mains services are connected.

## Council Tax Band

Vale of White Horse District Council has yet to assess this property for Council Tax.

## Other Material Information

10-year Build-Zone New Home Warranty. Planning permission has been applied for to provide five new homes on adjacent land (planning reference number P24/V2313/FUL). If permission is forthcoming, access will be provided via Castle Gardens.

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

### CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

### DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit [www.greenand.co.uk/primary-policy-and-notice](http://www.greenand.co.uk/primary-policy-and-notice).