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## Description

Barnfield occupies an expansive 0.22-acre plot, nestled at the top of a private driveway on the edge of the highly sought-after village of East Hendred. This exceptional residence offers flexible single-storey living with a well-thought-out layout, including entrance hall, a versatile study, a light and airy kitchen/dining room/breakfast room, and a triple-aspect sitting room. The property also features a family shower room with a low-threshold access shower, a generous main bedroom with an en-suite bathroom, and two additional bedrooms. Externally, the property boasts a gravel driveway with ample parking, an attached double garage (linked to the adjacent garage of the neighbouring property). The beautifully landscaped gardens are a gardener's paradise, with an enchanting secret courtyard garden and a superb viewing platform offering wonderful views of the adjacent countryside to the west. Barnfield has been meticulously maintained and thoughtfully upgraded over the years, with additions such as PV solar panels, an air source heat pump (ASHP), and an electrically operated garage door. The kitchen and utility room are equipped with high-end Miele appliances and the shower room and bathroom have been tastefully refurbished. These excellent features fuse, creating an outstanding home in a tranquil, picturesque setting.

## what3words

w3w.co/kilts.assures.economics.







### Location

These thriving village communities lie approx. 4 miles to the east of Wantage, providing access to the A34 and beyond, via the A417. With three superb public houses, The Eyston Arms, The Wheatsheaf, and recently re-opened The Extraordinary Hare, sports club, and traditional village store in East Hendred, rural life is further enhanced by pedestrian and cycle access to the surrounding open countryside, specifically the ancient path of the Ridgeway. There are excellent communication links and the villages boast two



schools, churches, and much character. With easy access to Didcot Parkway and London Paddington only a further 40 mins by train, these picturesque villages are a haven for the commuter and fully deserve their status as arguably the most favoured in the area.

### Tenure

Freehold.

### Council Tax Band

G.







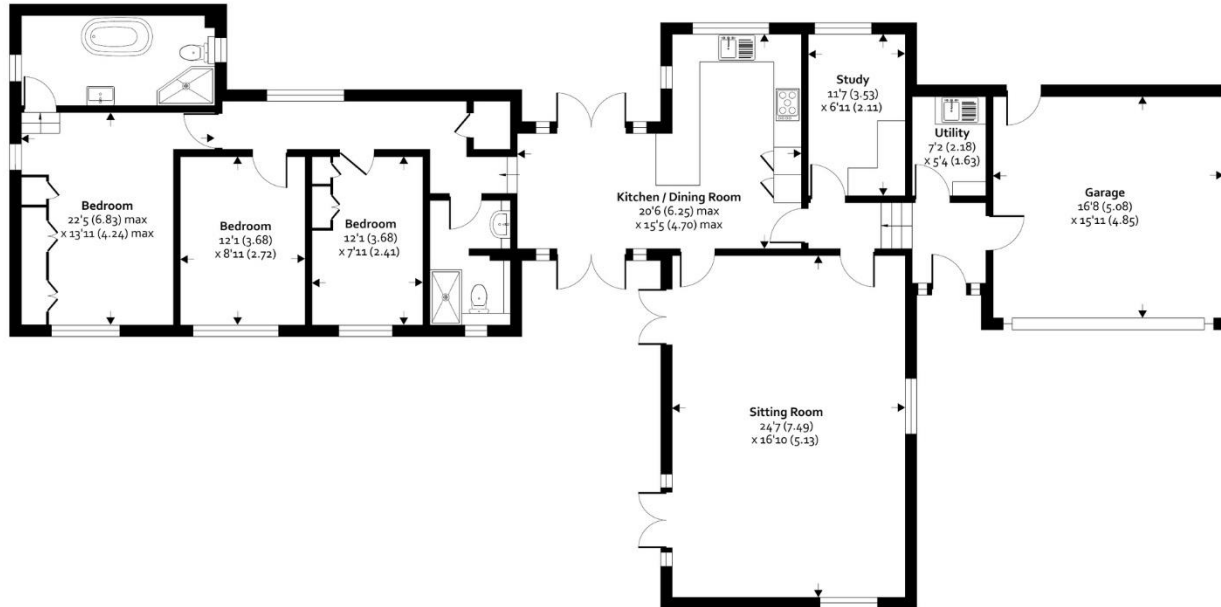


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## Barnfield, Newbury Road, East Hendred, Wantage, OX12 8LG

Approximate Area = 1519 sq ft / 141.1 sq m  
Garage = 267 sq ft / 24.8 sq m  
Total = 1786 sq ft / 165.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Green & Co. REF: 1226832

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## 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.

## Utilities

All mains services connected with the exception of gas. LPG living flame fire.

## Heating Type

Air source heat pump to radiators.

## EER

D.

## Other Material Information

Accessibility/adaptations - level access shower.

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### 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

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