



LIND HOUSE

Guide Price £600,000

Carter Jonas

LIND HOUSE ORCHARD LANE EAST HENDRED OX12 8JW

- Wantage 4 miles
- Didcot Station with access to Paddington 5.5 miles
- A34 2.5 miles, M4 (J13) 13 miles

Covered porch · spacious entrance hall · cloakroom · L shaped double aspect sitting room with patio door to the garden · dining room · kitchen · large utility room · 3 double bedrooms · family bathroom with separate shower cubicle · private parking · garage · front garden · private rear garden · ample scope for further extensions and improvements subject to the necessary planning permission · no onward chain · Energy Rating C

SITUATION

East Hendred lies within the historic Vale of White Horse, adjacent to The Ridgeway and The Downs, yet is within a short drive to Didcot Railway Station with its fast and regular trains to London Paddington (circa 40 mins). This most desirable village has a good range of facilities including two primary schools, a pre-school nursery, public houses, Church, and village store & Post Office. The nearby towns of Wantage, Abingdon, and Wallingford provide a diverse range of shops and facilities. Didcot is just 5.5 miles away and provides a large shopping centre and mainline railway station, whilst extensive secondary and private schooling is also to be found locally. The M4 motorway (Junctions 13) are within easy reach and the A34 links to Oxford, M40, Newbury and the South are nearby.

DESCRIPTION

Lind House, built in approximately 1953 and extended in the 1990's, has been a lovely family home for many years and has been well maintained. It is now in need of some updating and there is still ample scope for it to be extended, subject to the relevant permissions, so that additional accommodation could be established.

AVAILABLE FOR SALE FOR THE FIRST TIME IN OVER 35 YEARS AND SITUATED IN THIS MOST SOUGHT AFTER VILLAGE IS THIS DETACHED FAMILY HOME WITH A GOOD SIZED PRIVATE GARDEN AND ALSO WELL PLACED FOR ACCESS TO DIDCOT, THE A34 AND M4 MOTORWAY.



The house currently provides very good accommodation with a central and spacious entrance hall, cloakroom, good sized double aspect sitting room with fireplace, separate dining room and a kitchen which opens into a useful and large utility room. Upstairs there is a central landing, 3 bedrooms and a family bathroom with bath and shower.

OUTSIDE

There is a pretty enclosed front garden which is approached by a block paved drive offering private parking as well as access to the garage. The rear garden is a particular feature of the property and is well established, with a large level lawn, surrounded by mature hedges, shrubs and timber panel fencing. To the rear of the garden there is a greenhouse and timber shed.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected, gas fired central heating

Local Authority: Vale of White Horse

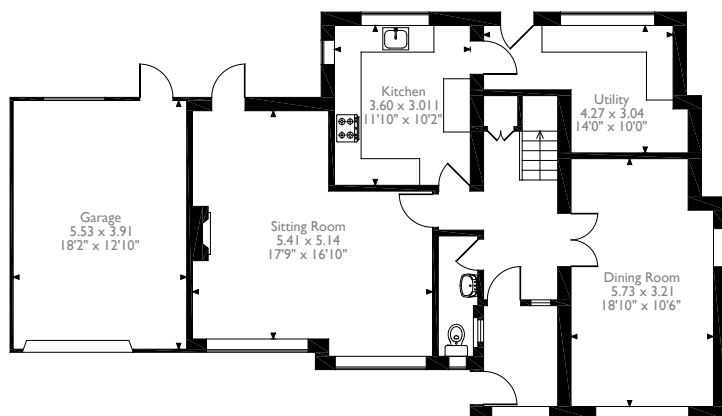
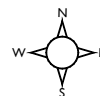
Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

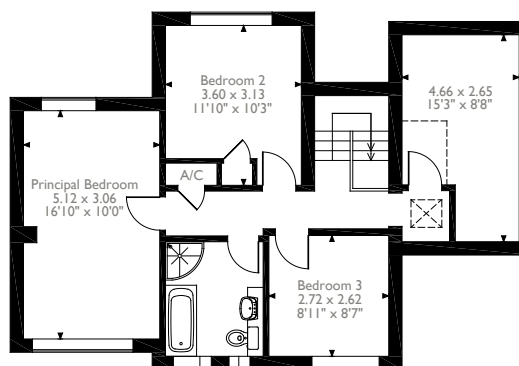
Directions: Please use post code OX12 8JW



Lind House, Orchard Lane East Hendred, Wantage, Oxfordshire
 Approximate Gross Internal Area
 Main House = 137 Sq M/1474 Sq Ft
 Garage = 22 Sq M/237 Sq Ft
 Total = 159 Sq M/1711 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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