



East Hendred, Oxfordshire

Carter Jonas



## CHANTRY COTTAGE, CAT STREET, EAST HENDRED, OXFORDSHIRE OX12 8JT

Kitchen/breakfast room, dining room, sitting room, tv room, utility/boot room and cloakroom  
6 bedrooms (1 en-suite)  
Mature gardens and driveway parking

### DESCRIPTION

Nestled in the centre of this highly desirable village, this beautifully presented six-bedroom home occupies an elevated position, offering far-reaching views towards the Ridgeway from its upper floors. Set back from the road, the property combines period charm with modern comfort, having been thoughtfully extended and comprehensively renovated by the current owners to create a spacious, light-filled family home.

Originally built in the 1930s, the home retains its character while providing superbly appointed accommodation across three floors. Mature front and rear gardens further enhance its appeal.

The property opens via an attractive oak-framed porch into a welcoming entrance hall with staircase to the first floor. At the heart of the home lies the kitchen/breakfast room, a perfect family hub featuring solid oak cabinetry, a large central island, and ample space for informal dining. Adjoining the kitchen is a generous dining room with bi-fold doors to the garden, offering versatility for entertaining or everyday living. The sitting room, complete with fireplace and wood-burning stove, is a cosy retreat with French doors to the front garden, while a third reception room provides an ideal playroom or TV room. A well-proportioned utility/boot room and separate cloakroom complete the ground floor.

The first floor offers four comfortable bedrooms and a family bathroom, providing excellent space for a growing family. The top floor is dedicated to the principal suite, featuring a spacious bedroom with en-suite shower room, alongside a single bedroom currently used as a study. A large landing cupboard offers valuable storage.

**A DELIGHTFUL SIX BEDROOM HOME IN THE HEART OF THIS PICTURESQUE AND HIGHLY SOUGHT AFTER DOWNLAND VILLAGE COMBINING THE TRANQUILITY OF VILLAGE LIFE WITH THE CONVENIENCE OF NEARBY MARKET TOWNS, EXCELLENT SCHOOLING AND ROAD AND RAIL LINKS**











Approached via a gravel driveway, the property enjoys a south-facing enclosed walled front garden, mainly laid to lawn and bordered by mature planting. A pathway leads to the north-facing garden to the rear, also laid to lawn, with a terrace ideal for alfresco dining and two garden sheds, one with power.  
Please note: For the past 40 years approximately, a section of the rear garden has been leased from the Hendred Estate.

### SITUATION

East Hendred is a sought after village lying at the foot of the Berkshire Downs. The village has excellent facilities, including two churches, toddler group, pre-school and two primary schools, two public houses and a village shop with post office. There is also an active community centre, a bus service, many sports clubs supporting all ages (football, cricket, tennis (including pickle), darts) and children's playground.

The property has excellent commuter links with trains from Didcot (5.4 miles) to London Paddington from 37 mins. The A34 provides easy access to Oxford and the M40 to the north and Newbury and the M4 to the south. Nearby Wantage and Abingdon provide good day-to-day facilities, and the city of Oxford, has extensive shopping facilities and cultural opportunities. There are excellent state and independent schools in the area.

## ADDITIONAL INFORMATION

**Tenure** Freehold

**Viewing** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444



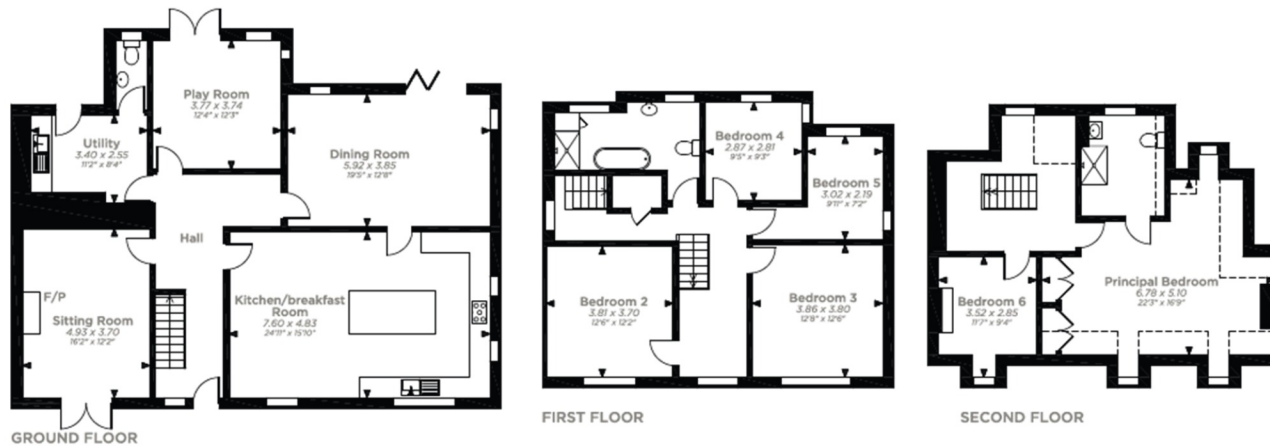
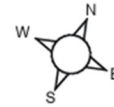
**Directions to** Services: All mains services are connected. Gas  
**OX12 8JT** fired central heating Underfloor heating throughout the ground floor excluding the sitting room.  
Tenure: Freehold  
Local Authority: Vale of white Horse District Council  
Council Tax: Band G  
Broadband speeds and mobile phone coverage can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk).







CHANTRY COTTAGE, CAT STREET, EAST HENDRED, WANTAGE  
APPROXIMATE GROSS INTERNAL AREA  
2685 SQ FT / 249 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
□□□ Denotes restricted head height  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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