
DOUGLAS & SIMMONS
Highfield, Orchard Lane, East Hendred
Wantage, Oxfordshire

Highfield Orchard Lane, East Hendred, Wantage, Oxfordshire, OX12 8JW

Guide Price £525,000 Freehold

Rarely available to the market, this attractive three-bedroom detached house occupies a generous, mature and exceptionally private plot in the highly desirable village of East Hendred. The property offers well-proportioned accommodation, excellent scope to extend and improve, and is offered for sale with no onward chain.

• No onward chain • Rare to the market • Good sized plot • Excellent potential to extend and/or improve • 2 receptions • Garage and driveway parking (potential to add more parking) • Ground floor WC • Mature private rear garden • Detached • Highly desirable village location





LOCATION

The picturesque village of East Hendred nestles at the foot of a chain of hills known as The Downs in the historic Vale of White Horse in the heart of England. Far from being a sleepy village, East Hendred affords two church primary schools, a shop, two churches, a gastro pub and two further restaurants/country inns. Further information on a host of community clubs, events and organisations can be viewed by accessing the website http://www.hendred.org/. Nearby Wantage provides a range of comprehensive amenities including shops, banks, leisure and recreational facilities as well as a weekly market and regular farmers markets. There is also a good selection of education provision within the local area including the excellent Abingdon and Oxford schools. East Hendred is well situated for excellent access to the A34 leading to the M4 Newbury c.16m (South) and M40 Oxford c.15m (North) via the A417 and a main line train station to London (Paddington 45mins) via Didcot c.6m is also close at hand. East Hendred combines life in the 21st Century with a history stretching back many hundreds of years.

DESCRIPTION

BEST AND FINAL OFFERS BY MIDDAY FRIDAY 16th OCT

Rarely available to the market, this attractive three-bedroom detached house occupies a generous, mature and exceptionally private plot in the highly desirable village of East Hendred. The property offers well-proportioned accommodation, excellent scope to extend and improve, and is offered for sale with no onward chain.

The ground floor living room has been extended to provide a spacious living room, featuring doors opening directly onto the rear garden. There is also a separate dining room and a large kitchen/breakfast room, fitted with an integrated oven and hob and providing space for freestanding appliances. The entrance hall benefits from a refitted cloakroom.

On the first floor, there are three genuine double bedrooms, including a bright double-aspect master bedroom with fitted bedroom furniture. The second bedroom also benefits from fitted wardrobes. The accommodation is completed by a refitted bathroom with a shower over the bath and separate refitted WC.

Outside, the property enjoys a lovely, mature and very private rear garden, offering a high degree of seclusion and excellent potential for those wishing to further enhance the outdoor space. There are also two summerhouses, providing useful additional storage or potential workspace.

To the front, there is currently a drive providing off-road parking, with further potential to create additional parking by adapting part or all of the front garden, subject to any necessary permissions.

The property also benefits from an integral garage with up-and-over door, gas central heating and no onward chain. There is considerable potential to extend and/or improve the property, making this an exciting opportunity for buyers looking to create a home tailored to their requirements in a highly desirable village location,.

EER - D

SERVICES
All mains services connected.
Gas central heating to radiators.
Hot water cylinder.

FLOOR AREA

1339.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND E











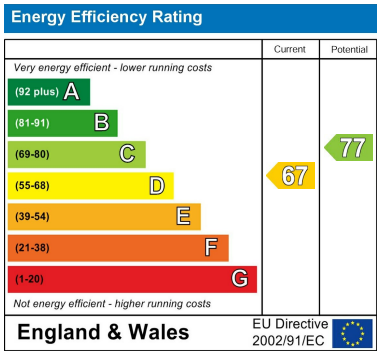


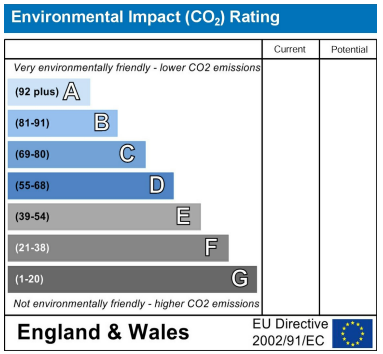
Orchard Lane, East Hendred, Wantage, OX12

Approximate Area = 1210 sq ft / 112.4 sq m
Garage = 129 sq ft / 12 sq m
Total = 1339 sq ft / 124.4 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 2026. Produced for Douglas and Simmons Ltd. REF: 1513452





DIRECTIONS TO OX12 8JW

what3words///something.argue.limits As you enter the village via Allin's Lane and proceed around the sharp left hand bend into Orchard Lane where the property can be found after a short distance on the left, as advertised by our D&S For Sale board.

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

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The Property Ombudsman

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

www.thelondonoffice.co.uk
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Viewing strictly by appointment with the agents Douglas and Simmons

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