



TULIP, SPRING GARDENS
EAST HANNEY





WELCOME HOME

Welcome to 'Tulip'. Constructed in 2020 and benefitting from a remaining 7 years NHBC warranty and no onward chain, this spacious family home in sought-after East Hanney is ready to welcome its new owners.

We're sure you'll want to hear more about this fantastic home, so let us show you around...



SPACE TO GROW

Sitting privately at the end of the development and overlooking fields to the rear, there's ample private parking space for four cars on Tulip's driveway, right in front of the recently added double garage which provides plenty of storage or extra parking if desired.

There's an immediate feeling of light and space as you enter Tulip's large hallway, from which the main downstairs living spaces flow. Downstairs, the floors are gently warmed throughout by zoned underfloor heating. Straight ahead is the stunning kitchen/diner/family room – sure to be the central hub of family life. The kitchen is meticulously equipped with plenty of storage cupboards and integrated appliances including a dishwasher, double

ovens by Siemens and ceramic hob by Gutmann. The central island is a great spot to sit and grab a speedy weekday breakfast, or you can entertain your guests more formally at the dining table set in front of the large sliding doors onto the garden. Afterwards, curl up on the sofa in front of the woodburning stove.

The elegant and peaceful sitting room at Tulip is a wonderful place to relax. With a large bay window overlooking the front of the house and two further windows to the side, this room is filled with oodles of natural light. It's an elegant and cosy retreat whatever the season with a ready-made fireplace and chimney if you would like to add a second woodburning stove.





The generous sized study/home office to the front of the house is a fantastic space to work from home. The bay window is the perfect spot for a large desk, and there's plenty of space for bookshelves and storage cupboards too – it's quiet enough here to concentrate yet still feel connected to family life.

A downstairs cloakroom with WC and separate utility room with a door into the garage completes the downstairs line-up.





BEDTIME STORY

Head upstairs to the extra-wide, super-spacious and light-filled landing. The superb principal bedroom is to your left and is a generous 13ft x 18ft with a super-modern ensuite bathroom with walk-in shower. There's plenty of storage for all your clothes thanks to double built-in wardrobes and there are super views over the garden and fields beyond.

Three further bedrooms are all beautifully presented and in immaculate condition. They all feature generous fitted wardrobes and are all really good sizes so there will be no arguments over who gets the 'best' room! A luxurious family bathroom with walk-in shower and separate tub features a cool combination of chic grey wall and floor tiles and crisp white sanitaryware.





A GARDEN FOR ALL SEASONS

The rear garden at Tulip has been beautifully landscaped and thoughtfully designed and planted to provide interest and colour all year, as well as being easy to maintain.

There's a generous expanse of lawn for children to play, a fantastic water feature and a large entertaining terrace with space for a dining table and outdoor seating – perfect for long, leisurely summer evenings.

The garden room is a fantastic spot to retreat to at the end of the day. Fully insulated and with light and power, and with an outdoor terrace, this is a super space you can use all year round. Currently set up as a games room with snooker table – It's the ultimate teenager's 'den' but could equally be used as a peaceful art or yoga studio, home office or gym.





OUT AND ABOUT

Drive through the village of East Hanney and you'll immediately feel the friendly vibe – many aspire to put down roots in this rural idyll. This is no sleepy village – East Hanney has loads going on all-year-round so you can dip in and out of the social whirl as you wish.

As well as the extensive agenda of activities at the village hall, there's regular village events too. The annual Michaelmas Fayre, held in September, is eagerly awaited, and the village local, The Black Horse, hosts a monthly market for local producers and crafters. The pub also has regular steak nights with live music.

The village shop/post office is attached to the village hall and is managed and run by volunteers. Pick up fresh bread, milk and vegetables here Monday to Saturday.

If you'd like to exercise while you socialise, choose from Hanney tennis, cricket and bowls clubs.

For those with children, it's a short walk to St James CE Primary School, Ofsted-rated 'good', and the pre-school caters for the little ones. Some of the country's best independent schools are nearby too – Abingdon School, Radley College, St Helen & St Katharine's, Cokethorpe and Headington School number among them.

La Fontana Italian restaurant is a bit of legend in the Hanneys and the local take-away, Hanney Spice, is also highly rated. Travel a little further, and you'll find innovative food at The Bear in Wantage and The White Hart in Fyfield.

The nearby market town of Wantage has Waitrose and Sainsbury's supermarkets for your weekly food shop along with a great choice of independent shops, coffee shops, pubs, restaurants and a leisure centre with pool and gym.

Commuting is easy – road, rail and bus services are excellent in this part of Oxfordshire. This is truly a fantastic place to live!

WHERE TO GO WHEN YOU NEED:



Milk: Hanney Community Shop is next to the village hall and is open from Monday-Saturday from 9am to 5pm. There is also a Post Office within the shop which is open on weekday mornings. The shop sells groceries, cleaning products, toiletries, confectionary and snacks, with fresh fruit and veg, bread and milk delivered every Monday, Wednesday and Friday, and fresh filled rolls every Monday and Thursday. Dews Meadow Farm Shop just outside the village is an independent, family-run butcher and farm shop producing high-welfare, free-range lamb, beef, pork and eggs as well as home-smoked bacon gammon and home-made pasties, pies and sausage rolls



Golf: The prestigious Frilford Heath Golf Club is a short drive away. This famous 54 hole course has a thriving members' community and hosts regular competitions and events. Or try Drayton Park for an easy, flat course set in 90 acres of parkland with easy access from the A34.



Dinner/Drinks: Hanney Spice is a well-regarded Indian restaurant in the heart of West Hanney, which also offers a takeaway service. Or for authentic Italian food, try La Fontana in East Hanney. The Black Horse is a traditional village pub, popular with locals and visitors alike and serves a wide range of local beers and hearty pub grub.



Schools: St James C of E Primary School in the village is part of the Vale Academy Trust and is OFSTED rated 'Good'. There is also a pre-school in the grounds of the primary school. There is an excellent choice of independent schools nearby including Abingdon Boys, St Helen and St Katharine, The Manor, Our Lady's and Radley College. Abingdon and St Helen and St Katharine run a joint bus service from the village.



Weekly Shop: Nearby Wantage has a large Sainsbury's supermarket and a Waitrose supermarket. There is also a weekly market selling local produce on Wednesdays and Saturdays. Or head to Abingdon where you'll find a Tesco Extra and Waitrose.



Gym/Fitness: The Park Club in Milton has a large swimming pool offering lessons for children and adults, together with a fully equipped gym, regular classes, physiotherapists and an on-site café. Or try the dedicated fitness centre TFD in nearby Grove – a spacious independent gym offering over 50 classes per week.



Play Area: The large playing field in East Hanney is located behind the War Memorial Hall and hosts regular cricket and football matches. There are also hard, floodlit courts and a well-equipped children's playground.



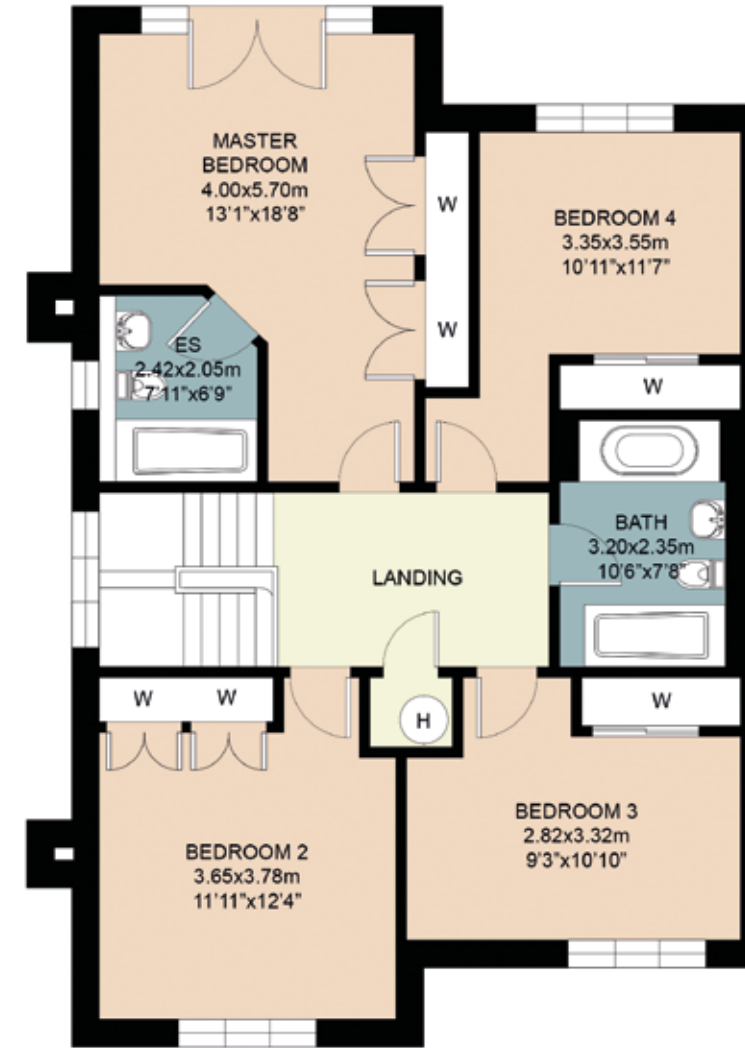
Internal: 189.83 sq.m / 2043.33 sq.ft

Garage: 45.6 sq.m / 202.15 sq.ft

Total: 208.61 sq.m / 2245.48 sq.ft



First Floor



The Finer Details...

Trains: Didcot Parkway –
London Paddington 37 minutes

Council Tax: G

Local Authority: Vale of White Horse
www.whitehorse.gov.uk

Heating: Gas Central Heating

EPC: B

Distances: Wantage – 4.1 miles
Didcot – 7.8 miles
Oxford – 12.6 miles
Heathrow – 59.3 miles



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