



4 Lamble Walk, East Hanney OX12 0FU

4 Lamble Walk

Impressive larger design of nearly new three bedroom semi-detached house, well situated within this small select village development, offering easy pedestrian access to nearby amenities, offering many features including master bedroom with en-suite facilities, stylish open plan kitchen/dining room and very light and airy living room with bespoke media wall, complemented by double doors leading to attractive south facing landscaped rear gardens.

Lamble walk is well situated within this small select village development and offers easy access to East Hanney and the adjoining village of West Hanney offer an excellent range of amenities which are within walking distance of the cottage including village shop, church, public house, restaurants, good primary school and ample sporting facilities. Useful distances include Abingdon (Cira. 7 miles) , Wantage (Circa. 3 miles) Didcot with its useful mainline railway station to London Paddington (Circa. 10 miles) and the historic Oxford city centre (Circa. 10 miles).

Bedrooms: 3

Bathrooms: 2

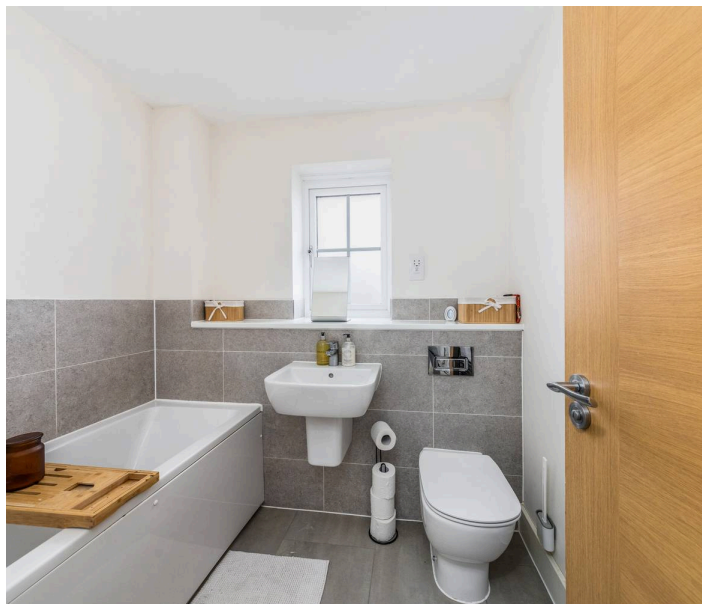
Reception Rooms: 1

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B





Key Features

- Inviting entrance hall featuring composite flooring leading to cloakroom and tall storage cupboard
- Well equipped kitchen/dining room offering a stylish selection of floor and wall units complemented by many integrated appliances
- Wonderful, light and airy living room with bespoke fitted media wall complemented by fitted shelving (benefiting from recessed lighting) with storage cupboards under, double glazed floor to ceiling windows and doors leading onto attractive south facing landscaped rear gardens.
- Two further spacious bedrooms (including a good size third bedroom) complemented by family bathroom with contemporary white suite.
- Delightful master bedroom benefitting from built-in wardrobe cupboards and en-suite facilities
- Features include mains gas radiator central heating, PVCU double glazed windows and the remainder of the original NHBC warranty.
- Front gardens providing hard standing parking facilities leading to the garage
- To the rear are attractive south facing landscaped gardens incorporating an extensive porcelain tiled patio and artificial lawn - the whole well screened by fencing and hedgerow.



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Approximate Gross Internal Area = 94.60 sq m / 1018 sq ft

Garage = 18.80 sq m / 202 sq ft

Total = 113.40 sq m / 1220 sq ft

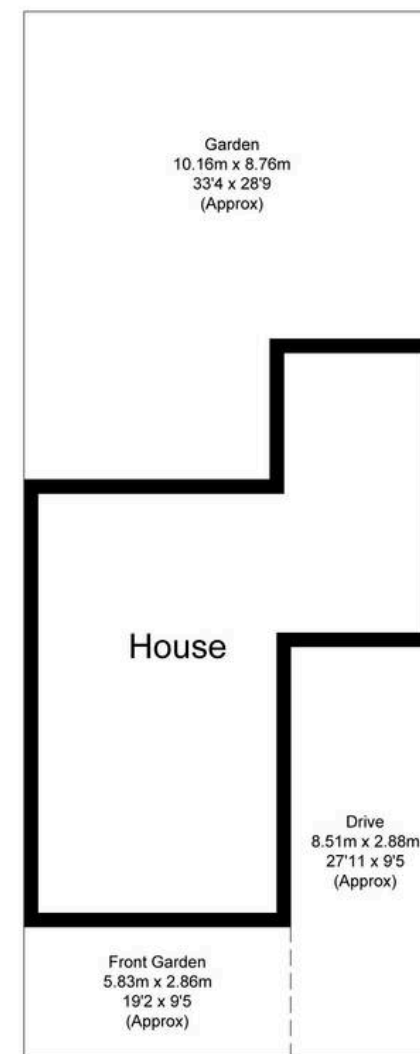
For identification only - Not to scale



Ground Floor



First Floor



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