



1 Bramley Close, East Hanney

In Excess of £325,000

Waymark



# 1 Bramley Close

East Hanney, Wantage

Nestled in the highly sought-after village location of East Hanney, this charming three-bedroom end of terrace property is located on the desirable 'Bramley Close'. Offered for sale with NO ONWARD CHAIN, this well presented property should be viewed at your earliest opportunity to avoid disappointment.

The entrance hall provides access to a cloakroom, a spacious kitchen/dining room, and a bright living room. French doors open directly onto the rear garden, filling the space with natural light and creating a perfect setting for relaxation or entertaining. Upstairs, the landing features a window adding to the light and airy feel, a useful storage cupboard and leads to three bedrooms, including a master with built-in wardrobes, as well as a family bathroom.

Outside, the well-tended rear garden enjoys a good degree of privacy and is mainly laid to lawn, with attractive flower and shrub borders. A generous patio area provides the perfect spot for outdoor dining. A garage complete with power and light sits to the front of the property, along with a driveway providing off-road parking for two vehicles.

Material Information - The property is freehold, connected to mains gas, water, electricity and drainage. The property is heated via a gas fired combi boiler which was replaced in April 2024 and serviced in April 2025. There is also uPVC double glazing throughout.





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East Hanney, Wantage

East Hanney is a thriving village with amenities including a church, pub, community shop and post office as well as the popular St James C of E primary school and numerous footpaths and bridleways to enjoy the surrounding countryside. It is well located for access to Wantage (3 miles), Oxford, Swindon and Newbury, the A34 and to junctions 13, 14 and 15 of the M4. Didcot Parkway station, approximately 9 miles, has frequent trains to London, Oxford and Swindon. The city of Oxford is approximately 12 miles away with its wider range of shopping and cultural amenities. The area offers an excellent selection of both state and private schools locally including King Alfred's in Wantage, the Europa School at Culham and the Abingdon and Oxford schools.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Well Presented Three Bedroom End of Terrace Family Home
- Kitchen/Dining Room & Living Room With French Doors Onto The Garden
- Built-In Wardrobes To Master Bedroom
- Beautiful & Well Tended Rear Garden
- Garage & Driveway To Front
- Desirable Bramley Close Location Within The Sought After Village of East Hanney
- No Onward Chain - Viewing Highly Advised!





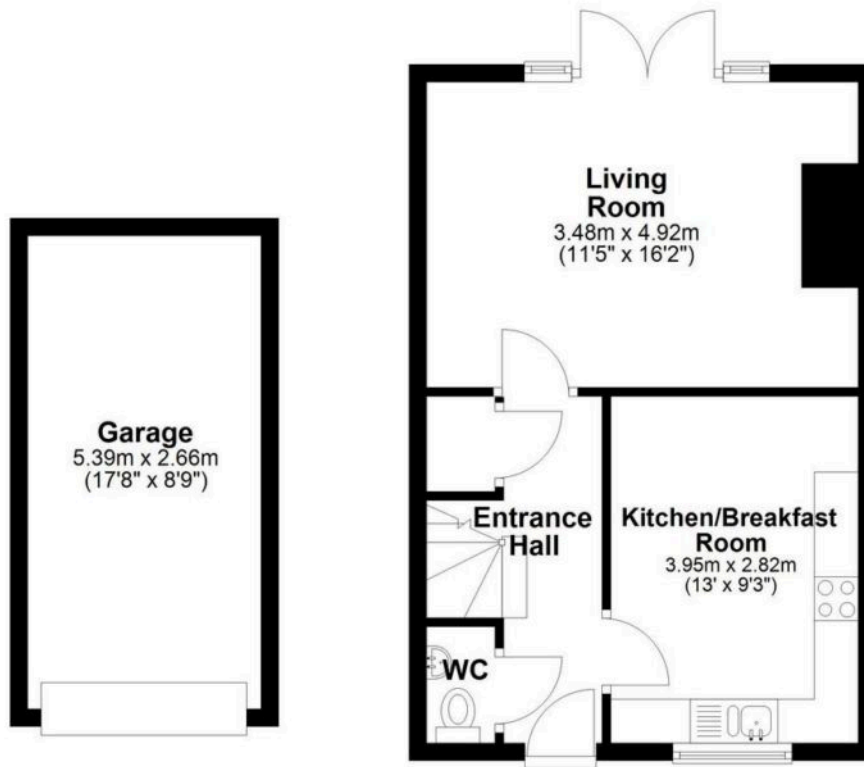






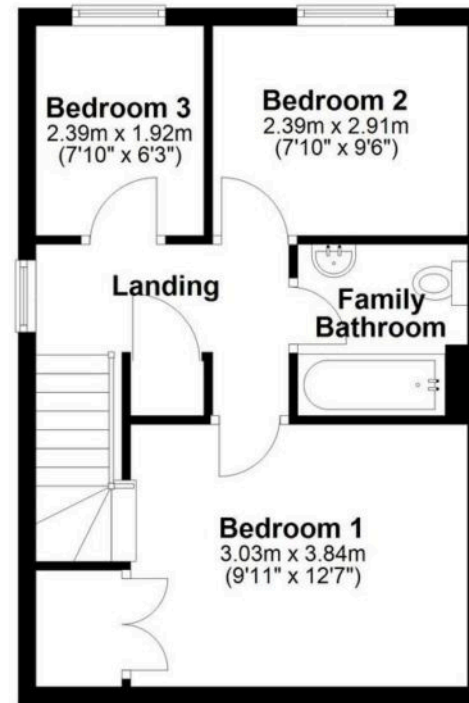
### Ground Floor

Approx. 51.4 sq. metres (553.1 sq. feet)



### First Floor

Approx. 37.2 sq. metres (400.8 sq. feet)



Total area: approx. 88.6 sq. metres (953.9 sq. feet)

## Waymark Wantage

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