



24 Davies Meadow, East Hanney OX12 0GG





## 24 Davies Meadow

Stunning and very spacious, nearly new two-bedroom bungalow offering superbly presented accommodation throughout within this small select village development complemented by block paved hard standing parking facilities for two vehicles and most attractive landscaped rear gardens including a very versatile and fully insulated detached garden outbuilding.

East Hanney is a small highly desirable and attractive village located within convenient access of the towns of Wantage, Abingdon and Didcot and provides good road links to the A34, M4 and M40 at Oxford. Combined with it's sister village of West Hanney the village has a strong vibrant community with excellent facilities to include community shop, Primary School, Village Hall, Church, Local Public Houses, restaurants and a number of village clubs and organisations.

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Council Tax Band: C

Tenure: Freehold

EPC: B







## Key Features

---

- Inviting entrance hall leading to two double bedrooms complemented by large four piece bathroom with contemporary white suite
- Spacious and very well equipped kitchen/dining room offering an excellent selection of floor and wall units complemented by many built in electrical appliances
- Delightful living room with floor to ceiling double glazed windows and double doors leading onto the attractive landscaped rear gardens
- PVCu double glazed windows, mains gas radiator central heating and the remainder of the original builder's guarantee
- Front gardens providing block paved hard standing parking facilities for two vehicles
- Attractive and private landscaped rear gardens featuring two extensive patio areas providing delightful seating areas leading to artificial lawn and fully insulated detached garden outbuilding

















BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN ABINGDON



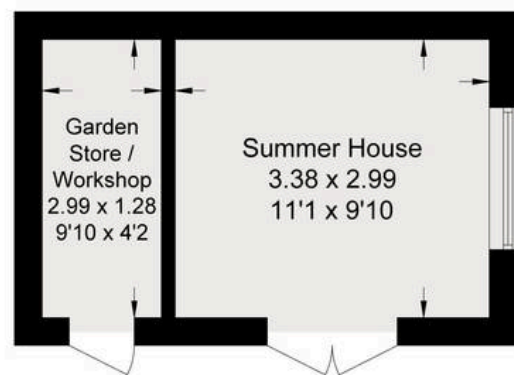
Introducing the Hodsons team...  
*...trust in our experience!*



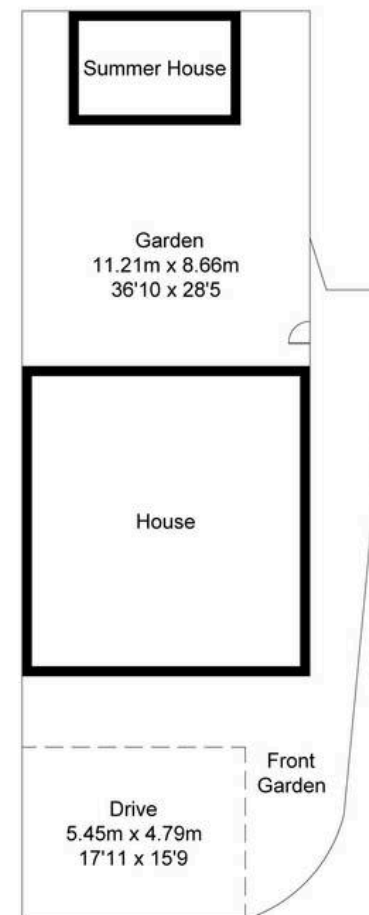
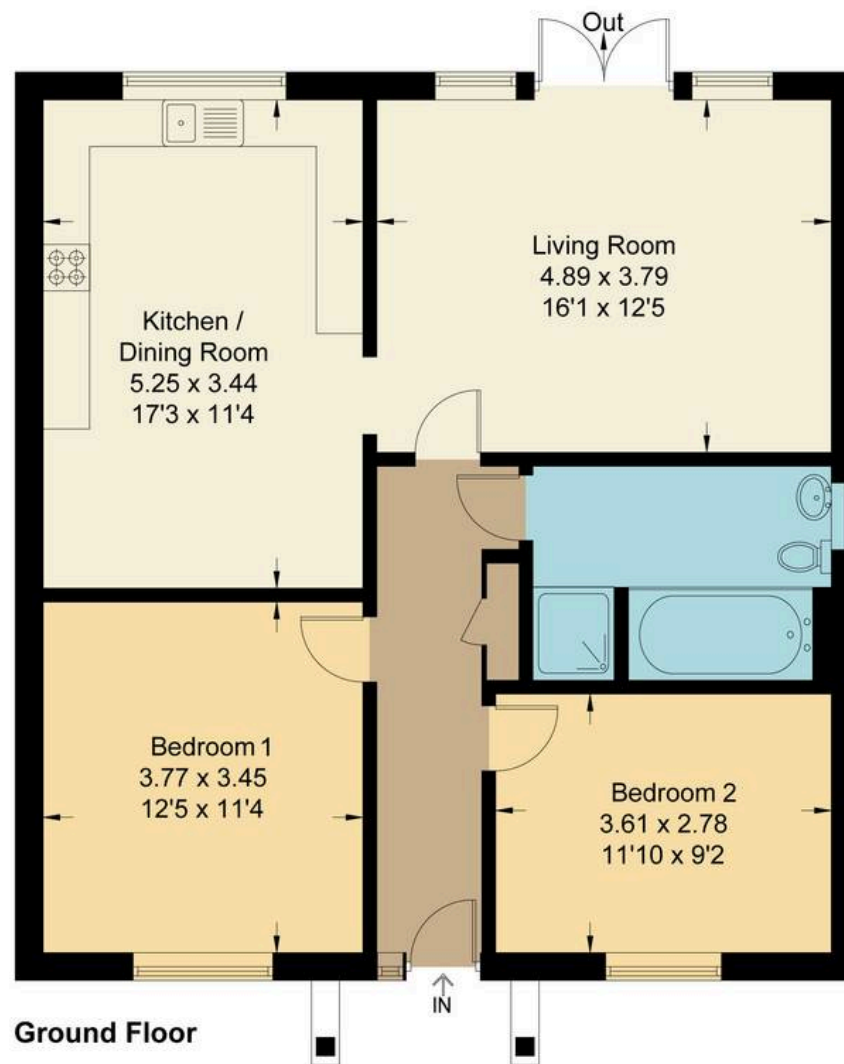


# Davies Meadows, OX12

Approximate Gross Internal Area = 77.80 sq m / 837 sq ft  
Summer House / Garden Store Workshop = 14.40 sq m / 155 sq ft  
Total = 92.20 sq m / 992 sq ft  
For identification only - Not to scale



(Not Shown In Actual  
Location / Orientation)



Not to scale, for illustration and layout purposes only.  
© Mortimer Photography. Produced for Hodsons.  
Unauthorised reproduction prohibited



**Hodsons**  
...your move, our passion  
Sales | Lettings

5 Ock Street, Abingdon,  
Oxfordshire, OX14 5AL  
T: 01235 553686  
E: [abingdon@hodsons.co.uk](mailto:abingdon@hodsons.co.uk)  
[www.hodsons.co.uk](http://www.hodsons.co.uk)