



# THE GRANARY

THE GRANARY, 4 THE PADDOCKS, EAST HANNEY, OXFORDSHIRE, OX12 0HX

William | Jones  
ESTATE AGENTS

# THE GRANARY

THE GRANARY, 4 THE  
PADDOCKS, EAST HANNEY,  
OXFORDSHIRE, OX12 0HX

Tucked away along a peaceful no through lane in the heart of this popular Oxfordshire village The Granary is a delightful barn conversion which offers light, spacious and flexible accommodation

The property was converted by the current owners approximately 30 years ago and has been updated and extended to now provide a spacious and flexible home arranged over two floors with the majority of the accommodation being arranged on the ground floor. There is a 2/3-bedroom annex which has a separate entrance & secluded garden offering the opportunity of multi- generational living or a rental income from letting. The annex could also be used as guest accommodation or easily be absorbed back into the main house if required.

The main reception rooms open out onto a south facing mature courtyard style garden with an office/studio room to the front boundary bordering the lane which provides excellent separate accommodation for home working.

Guide Price: £735,000



**HALLWAY:** Access to kitchen, ground floor bedrooms and stairway to first floor

**KITCHEN/BREAKFAST ROOM:** 15' 2" x 14' 6" (4.62m x 4.42m) A fitted kitchen with breakfast bar & both free standing and integrated appliances. Double doors leading onto the garden

**SITTING ROOM:** 21' 9" x 16' 8" (6.63m x 5.08m) A light and airy room with sliding patio doors to garden, wood burning stove with exposed wooden beams above. Wood effect laminate flooring

**DINING ROOM:** 15' 11" x 9' 8" (4.85m x 2.95m) Wooden patio doors leading onto the garden. Wood effect laminate flooring

**UTILITY ROOM:** Window to side. Plumbing for washing machine, sink with range of cupboards. Boiler

**BEDROOM:** 13' 2" x 11' 10" (4.01m x 3.61m) Over looking the garden with a range of mirror fronted wardrobes and a series of floor to ceiling cupboards. Access to en-suite bathroom

**EN-SUITE BATHROOM:** Fitted suite with WC, bidet, bath and shower

**CLOAKROOM:** With WC and basin

**SHOWER ROOM:** Fitted shower enclosure

**BEDROOM 2:** 12' 9" x 9' 9" (3.89m x 2.97m) With window to front garden

**BEDROOM 3:** 16' 2" x 7' 8" (4.93m x 2.34m) Window and door leading on to the front garden

**BEDROOM 4:** 15' 7" x 8' 9" (4.75m x 2.67m) Range of built-in wardrobes

**BEDROOM 5:** 11' 3" x 8' 7" (3.43m x 2.62m) Built in wardrobe and window over looking the garden

**BATHROOM:** Fitted suite with bath and shower over

**ANNEX KITCHEN:** 15' 3" x 8' 7" (4.65m x 2.62m) A range of floor & wall units

**ANNEX LOUNGE:** 17' 10" x 15' 3" (5.44m x 4.65m) Doors on to garden  
Fire place and surround with coal effect fire

**ANNEX BEDROOM/OFFICE:** 12' 8" x 7' 5" (3.86m x 2.26m)  
Window facing garden

**ANNEX BEDROOM 1:** 12' 7" x 13' (3.84m x 3.96m) Range of cupboard built into eaves

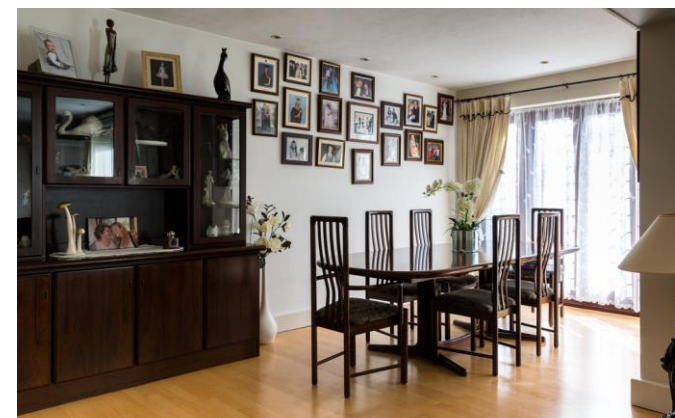
**ANNEX BEDROOM 2:** 14' 8" x 7' 5" (4.47m x 2.26m)

**ANNEX BATHROOM:** With fitted suite comprising bath, WC and basin

**GARDEN STUDIO/OFFICE:** 15' 3" x 9' 10" (4.65m x 3m)  
With window over looking the garden. power, light and basin with hot running water

**GARDEN STORE:** 15' 6" x 8' 2" (4.72m x 2.49m)

**GARDEN:** Enclose well established courtyard style garden which lie to the front of the property. Secluded annex garden



# Energy Performance Certificate



4 The Paddocks, Main Street, East Hanney, WANTAGE, OX12 0HX

**Dwelling type:** Semi-detached house  
**Date of assessment:** 08 August 2018  
**Date of certificate:** 09 August 2018  
**Reference number:** 8018-7628-5450-9978-8906  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 181 m<sup>2</sup>

### Use this document to:

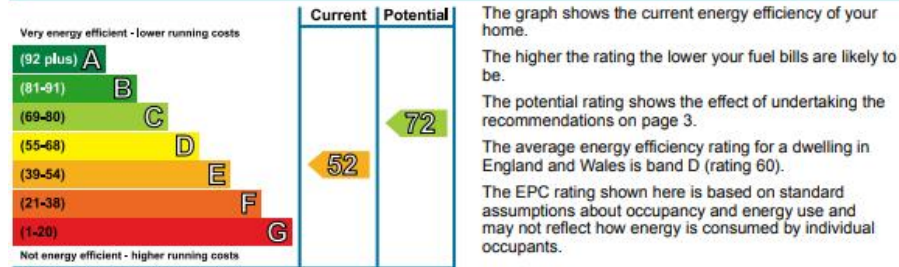
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,143</b>
<b>Over 3 years you could save</b>	<b>£ 1,215</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 471 over 3 years	£ 288 over 3 years	
Heating	£ 3,315 over 3 years	£ 2,406 over 3 years	
Hot Water	£ 357 over 3 years	£ 234 over 3 years	
<b>Totals</b>	<b>£ 4,143</b>	<b>£ 2,928</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 585
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 351
3 Low energy lighting for all fixed outlets	£125	£ 159

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



1. these particulars are for guidance only and do not form part of any contract, or offer, nor part of one. Any prospective purchasers and lessees should obtain their own professional advice. 2. Prospective purchasers and lessees should not rely on details or statements by William Jones Estate Agents Ltd in the particulars or by word of mouth or information in writing as being factually accurate about the condition or value of the property. William Jones Estate Agents Ltd, their solicitors, any person in the employment of William Jones Estate Agents Ltd or any joint agents does not have any authority to give any representation or warranties in relation to the property. Therefore any information given is entirely without responsibility on the agents, sellers or lessors. 3. Whilst every attempt has been made to ensure the particulars are accurate, all areas, measurements, floorplans and distances given are approximate only. The text, photographs and plans are for guidance only and are not comprehensive. 4. It should not be assumed that the property has all necessary planning, building regulations or any other consents. Neither should it be assumed that any reference to the condition of, alterations to, the use of, any part of the property in these particulars as statements of or representation of fact. William Jones Estate Agents Ltd have not tested any services, equipment or facilities listed and accordingly no guarantees can be given. Prospective purchasers and lessees must satisfy themselves