



## Abbey Manor Cottage High Street, East Hendred, £900 PCM

- Stunning village location
- Edge of the Ridgeway
- Storage Barn included
- Shower Room & Seperate WC
- Near local shop and pub
- Ample Parking
- 2 Beds
- Available now





## DESCRIPTION

This spacious and characterful two bedroom single storey barn style property in a courtyard development is situated within this extremely popular and desirable downland village. The property offers a wealth of character and charm, and further benefits from a charming kitchen and living room accessed via a few steps, double shower in bathroom, ample parking and a large storage barn which could be utilised for storage. Council tax band E. EER -E.

Available now. A holding fee of one weeks rent will be required to apply for this property of £207.69

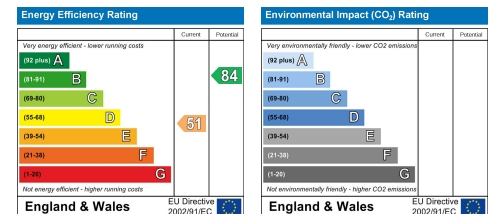


## LOCATION

The picturesque village of East Hendred nestles at the foot of a chain of hills known as The Downs in the historic Vale of White Horse in the heart of England. Far from being a sleepy village, East Hendred affords two church primary schools, a shop, two churches, a gastro pub and two further restaurants/country inns. Further information on a host of community clubs, events and organisations can be viewed by accessing the website <http://www.hendred.org/>. Nearby Wantage provides a range of comprehensive amenities including shops, banks, leisure and recreational facilities as well as a weekly market and regular farmers markets. There is also a good selection of education provision within the local area including the excellent Abingdon and Oxford schools. East Hendred is well situated for excellent access to the A34 leading to the M4 Newbury c.16m (South) and M40 Oxford c.15m (North) via the A417 and a main line train station to London (Paddington 45mins) via Didcot c.6m is also close at hand. East Hendred combines life in the 21st Century with a history stretching back many hundreds of years.

## DIRECTIONS

Leave the A34 at the Milton interchange and take the route signposted Wantage/A4130. Continue on this road for approx 1.5miles to the large roundabout at Rowstock and take the 3rd exit signposted Wantage/A417. Continue for approx 1.5 miles again taking the first turning left into East Hendred, follow White Road down into the village winding through into Newbury Road passing the Church on the right, and continue to the shop on high st where the property will be found opposite in a small courtyard. From the A417 Wantage (West) travelling in the direction of Didcot - just after the speed



Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not may or may not be listed within the property inventory at the start of the tenancy.

### Important Notice

Douglas and Simmons for themselves and for the Landlords of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intended tenants and do not constitute part of an offer or contract.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons.
4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been let or withdrawn.
5. All measurements are approximate

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.



26 Market Place  
Wantage  
Oxfordshire  
OX12 8AE  
Tel: 01235 766222

email: [lettings@douglasandsimmons.co.uk](mailto:lettings@douglasandsimmons.co.uk)  
[www.douglasandsimmons.co.uk](http://www.douglasandsimmons.co.uk)