



30 Wessex Way, Long Wittenham, OX14 4SQ
£550,000 Freehold

THOMAS
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SALES LETTINGS



The Property

This exceptional three-bedroom, three-storey semi-detached property, crafted to the highest standard by Elivia Homes, offers modern living with impeccable attention to detail. Boasting a contemporary design throughout, this family home is offered to the market with NO ONWARD CHAIN.

The ground floor welcomes you with a generous sized entrance hall leading to a kitchen and dining area, beautifully finished with high-quality fittings and integrated appliances with underfloor heating, as well as patio doors leading to the east facing garden, a dual aspect sitting room, again with underfloor heating and fitted plantation shutters. The first floor comprises two generously sized bedrooms, with the largest bedroom offering the added benefit of an en-suite shower room and fitted wardrobes, alongside a sleek family bathroom with premium fixtures. The second floor is dedicated to a further double room, complete with an additional bathroom to ensure convenience across all floors. Other benefits include a carport with driveway parking and fitted shutter blinds throughout. To fully appreciate the size, location and overall presentation of this 2 year old home, viewings are highly recommended.



Long Wittenham is a pretty and popular Thameside village situated between Abingdon and Didcot both approximately 3 miles away. Facilities within the village include a thriving pub (The Plough) and popular Indian restaurant The Vine and Spice. Other facilities include a village primary school and church. There are some lovely walks through the village alongside the river or towards Little Wittenham and Wittenham Clumps. Shopping is available at the historic market towns of Abingdon and Wallingford or alternatively at Didcot with its recently enlarged shopping centre multiplex cinema.



Key Features

- 3 bedroom double fronted property
- Immaculately presented throughout
- Three bathrooms
- Underfloor heating throughout ground floor accommodation
- Downstairs cloakroom
- Carport and driveway parking
- Kitchen/diner with integrated appliances
- Village location

The Location

Didcot Parkway train station offers fast access to London Paddington in 40 mins. The village offers good road links from either Didcot or Abingdon to the A34 and on to both the M4 and M40 motorways.

Some material information to note: Connected to mains gas, electric, water and drainage. According to Ofcom superfast and ultrafast broadband is available at the property. According to Ofcom phone providers are limited at this address. According to GOV.UK Flood risk, there is a low risk of flooding. There is an associated management fee for this property of £584 per annum. For any information from the register of title, please contact the agent.



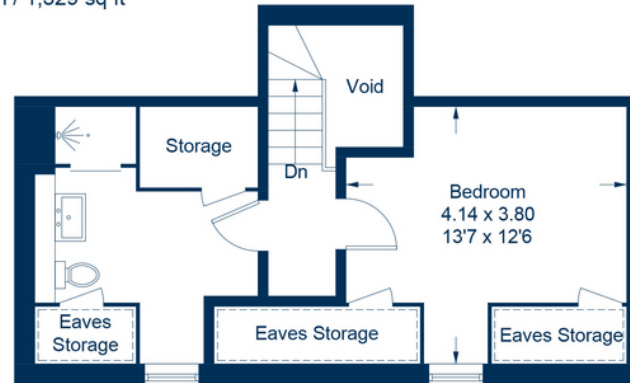
Approximate Gross Internal Area (Including Void)

Ground Floor = 44.2 sq m / 476 sq ft

First Floor = 43.7 sq m / 470 sq ft

Second Floor = 35.6 sq m / 383 sq ft

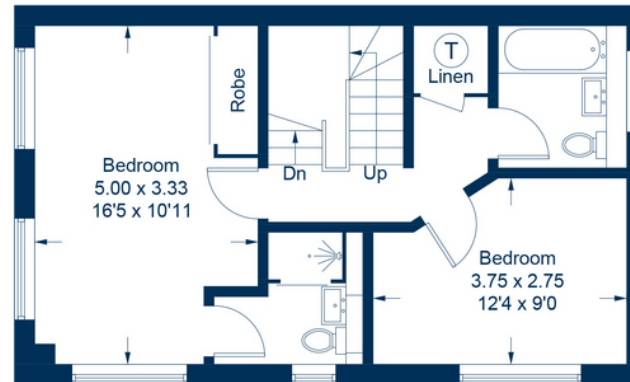
Total = 123.5 sq m / 1,329 sq ft



Second Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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