



Appletons, Wantage, OX12 7GG

£475,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A modern four bedroom detached property constructed in 2021 by Bellway Homes, and located on the edge of the popular Wantage KingsGrove development.

With outstanding views over the fields behind and beyond to the Ridgeway this stunning home comprises entrance hall with cloakroom, large kitchen over with built in appliances, a stunning sitting / dining room extending to c. 28'.

To the first floor are four generous bedrooms of which the master benefits an ensuite shower room and a further family bathroom.

Outside the south facing garden has a good degree of privacy, enlarged and improved patio, lawn, side access, and a personnel door into the garage. there is parking to the front for upto three vehicles.

Maintenance charge of £496 per annum

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. The property driveway parking. Ofcom checker indicates standard and Ultrafast Broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.



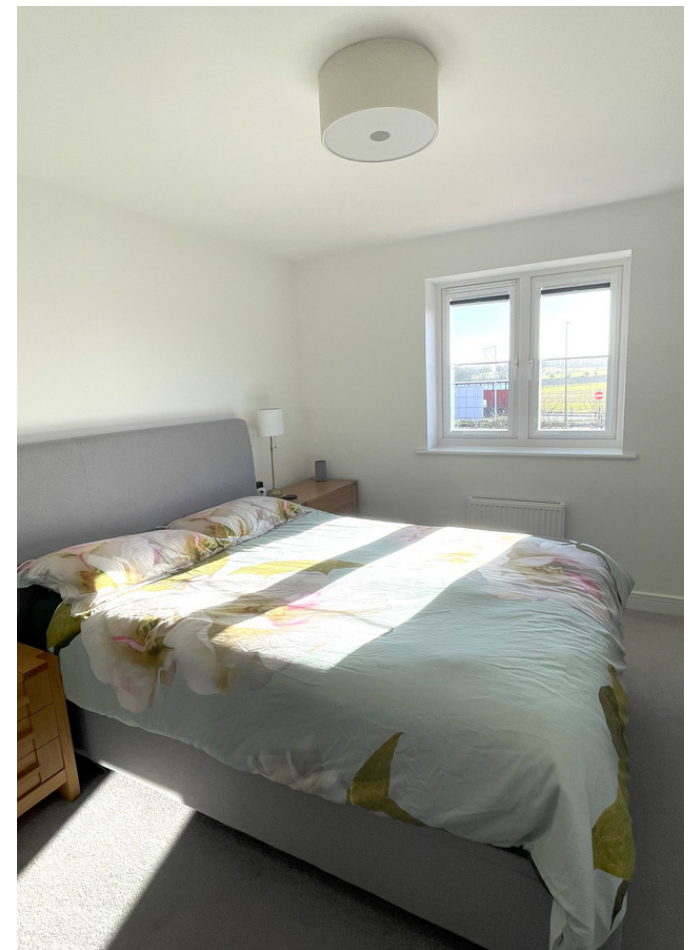


Key Features

- Four bedroom detached
- South facing rear garden
- Stunning sitting / dining room
- Driveway parking
- Close to Wantage Town centre
- Master bedroom with ensuite shower room
- Garage
- EPC Rating: B, Council tax band: F

The Location

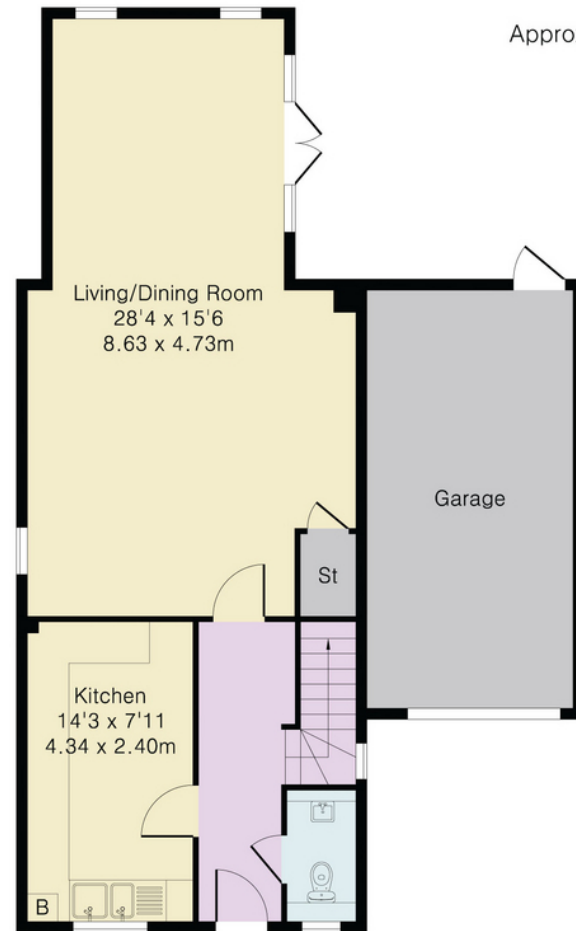
Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 miles.



Thomas Merrifield and their clients give notice that:

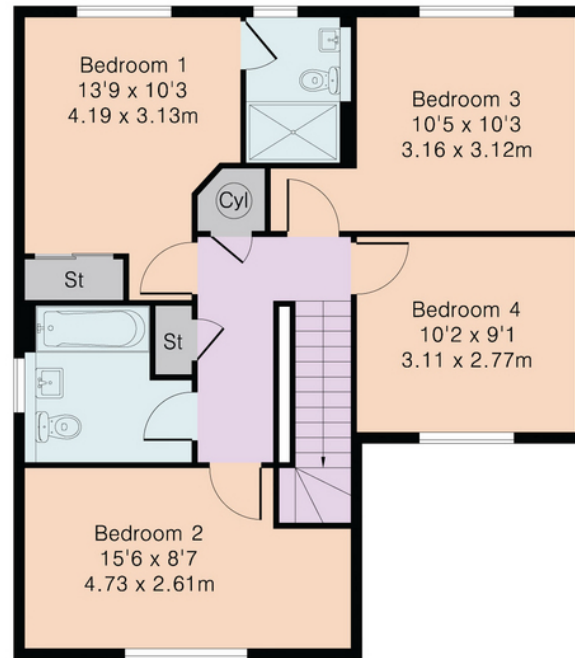
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Ground Floor

Approximate Gross Internal Area 1289 sq ft – 120 sq m
Ground Floor Area 611 sq ft – 57 sq m
First Floor Area 678 sq ft – 63 sq m



First Floor

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