



57 Newbury Street, Wantage, OX12 8DJ
£575,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A beautifully extended four bedroom Victorian house situated in the centre of the Historical town of Wantage.

The House

This impressive family home has been sympathetically extended to modernise the house whilst maintaining many of the period features. On entering the house there is a lovely hallway with Victorian style tiled flooring, to the front is a glorious living room with a working fireplace and a Sash bay window. To the rear of the house is a family room with another fireplace leading onto a wonderful open plan kitchen dining room with a range style cooker, island and Velux windows with French doors onto the 140 ft rear garden. The remainder of the ground floor is made up of a WC and utility room.

On the first floor, there are two spacious double bedrooms and a stylish four piece family bathroom. The second floor is made up of a generously sized master bedroom and a fourth bedroom which has fitted wardrobes overlooking the rear garden.

To the rear is a 140ft sunny garden which has a large patio area, side access and a fantastic lawn. The property also benefits from a garage and new double glazed windows in the original house which were installed in 2022.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. 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 very low flood risk postcode but does indicate medium surface water. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Victorian four bedroom house
- Period features
- Open plan kitchen dining room
- Living room with bay window and fireplace
- Family room
- 140 ft garden
- Stylish bathroom
- WC and utility room
- Garage
- Central location to Wantage Town

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 minutes.



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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.

Approximate Gross Internal Area 1857 sq ft – 173 sq m
Ground Floor Area 794 sq ft – 74 sq m
First Floor Area 453 sq ft – 42 sq m
Second Floor Area 449 sq ft – 42 sq m
Garage Area 161 sq ft – 15 sq m



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