



Charlton Road, Wantage, OX12 8HJ

£745,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A generously proportioned five bedroom 1960s house set back from the road and located within a large plot in Wantage.

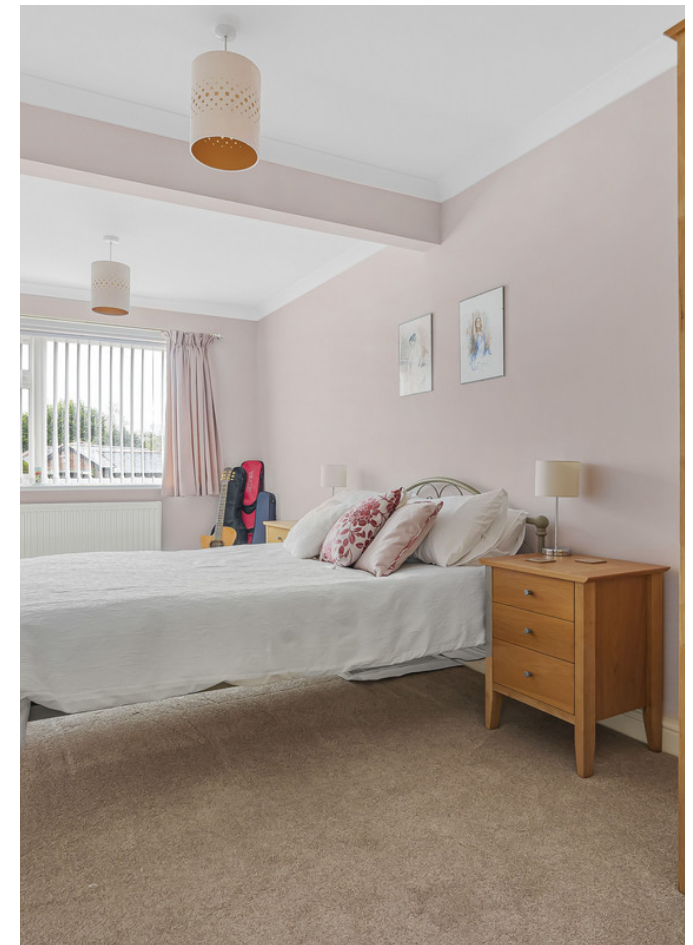
This superb house has been extended to create versatile spaces throughout the house. The ground floor is made up of an entrance hall, 24 ft dining/family room with fireplace and a double door into the kitchen, the kitchen has an island/ breakfast bar, an array of eye and base level units and a window overlooking the rear garden, there is a separate utility room, storage area, pantry and WC. Off the back of the house is a fantastic study and a 25 ft sitting room with dual aspect and patio doors onto the garden.

On the first floor are five double bedrooms, two of which have ensembles and there is a large family bathroom. There is loft access on the landing.

To the front of the house is a large paved/gravelled driveway and several mature shrubs and trees creating a pretty approach to the property. There are two integral garages with electric roller doors.

To the rear of the house is a lovely 100 ft garden which is broken up into different areas, there are both patio and decking spaces for al fresco dining, a lawned area, a pond, a summer house and a vegetable plot.





Key Features

- A spacious five bedroom detached house
- Bright and airy 24ft sitting room
- Kitchen with island and utility
- 23ft dining/family room
- Downstairs WC and study
- Two ensembles & stylish family bathroom
- Double garage with electric roller doors
- 100 ft rear garden and large front driveway
- Photovoltaic solar panels
- Council Tax band: G, EPC rating: C



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.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard and Superfast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property. Photovoltaic solar panels (4KW)



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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.

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Approximate Gross Internal Area 2649 sq ft – 246 sq m
Ground Floor Area 1617 sq ft – 150 sq m
First Floor Area 1032 sq ft – 96 sq m



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