



Belmont, Wantage, OX12 9AS

£550,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A generously proportioned three bedroom chalet bungalow measuring approximately 2000 sq ft situated in a sought after location within Wantage.

On the ground floor this impressive house comprises an entrance hall two double bedrooms WC and a separate bathroom there is a fantastic 21ft kitchen dining room with utility room and access to the garage/workshop the remainder of the ground floor is made up of a dual aspect sitting room overlooking the rear garden.

On the first floor is a large bedroom and access to eaves storage which could be converted to a bedroom (subject to the necessary permissions).

To the front of the house is a private driveway for several vehicles side access to the rear garden which is approximately 66 ft long and has a patio lawned area and storage shed with power and lighting.

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.







## Key Features

- Detached chalet bungalow measuring approx 2000 sq ft
- Three double bedrooms
- Kitchen breakfast room
- 24 ft sitting room
- Private rear garden
- Driveway parking and garage
- Utility room
- Large storage shed with power and lighting
- Excellent location
- EPC Rating D, Council Tax E

## The Location

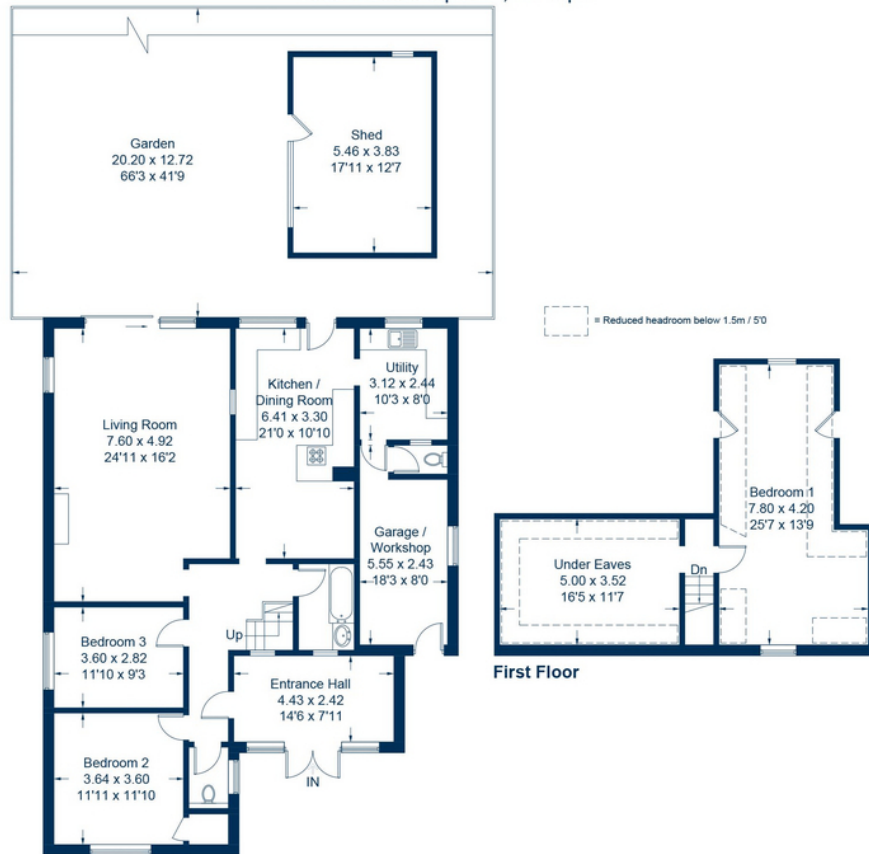
Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities 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.

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.

Approximate Gross Internal Area  
Ground Floor = 136.5 sq m / 1,469 sq ft  
First Floor = 49.4 sq m / 532 sq ft  
Shed = 21.0 sq m / 226 sq ft  
Total = 206.9 sq m / 2,227 sq ft



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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