



50 Newbury Street, Wantage, OX12 8DF

Guide Price £700,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A beautifully designed five bedroom Georgian house believed to date back to circa 1810 and situated in the centre of the Historical town of Wantage.

Alfred House is a wonderful and elegant Georgian townhouse that has been sympathetically modernised to ensure many of the original period features remained. The accommodation offers flexible family living throughout and measures in excess of 2500 sq ft. On entering the house there is a lovely hallway with limestone tile flooring to the front is a glorious living room with a wood burning stove and double glazed Sash window spacious downstairs WC with exposed brickwork and access to a cellar. As you continue through to the rear of the house you come to the open plan kitchen dining area which is fitted with a number of base level units AGA a separate electric cooker and double doors to the rear garden the dining area provide a great entertaining space and flows down to a snug area. At the very rear of the house is another reception room which is currently used as a sitting room but is extremely versatile and via double doors gives you direct access into the beautiful sunny garden.

On the first floor there is a 17 ft principal bedroom with double glazed Sash windows, a dressing room and a stylish ensuite bathroom. There are two further double bedrooms one with a Juliet balcony overlooking the rear garden a family bathroom and a separate shower room.

The second floor is made up of two further bedrooms the largest of which measures 18 ft and can be split into two to create a further bedroom or office.

To the rear is an 80 ft sunny garden which also has rear access. The property also benefits from a garage and the current owners have a parking agreement for a space next to the garage.





Key Features

- An elegant five bedroom Georgian house
- Sitting room with wood burning stove
- Period features throughout
- Two further reception rooms
- Garage
- Principal bedroom with dressing room and ensuite
- Two further bathrooms
- Sunny garden
- Great location close to Wantage market
- EPC Rating: C Council Tax: 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 minutes.

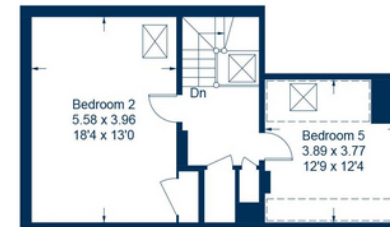
Some material information to note: Freehold property. New gas boiler. Mains water, mains electrics and mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government 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.



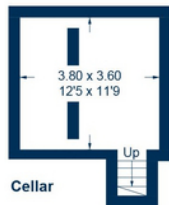
Approximate Gross Internal Area
 Ground Floor = 89 sq m / 958 sq ft
 First Floor = 90 sq m / 969 sq ft
 Second Floor = 48.9 sq m / 526 sq ft
 Cellar = 14.7 sq m / 158 sq ft
 Garage = 10.3 sq m / 111 sq ft
 Total = 252.9 sq m / 2,722 sq ft



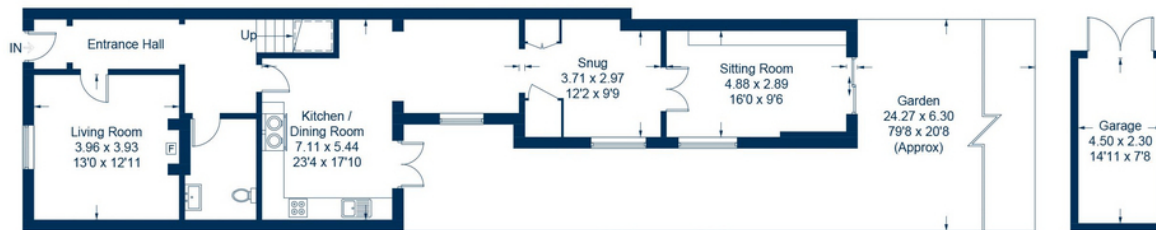
First Floor



Second Floor



Cellar



Ground Floor

(Not Shown In Actual Location / Orientation)

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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