



Manor Road, Wantage, OX12 8DW

£695,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A superb four bedroom 1930s period house directly overlooking Wantage Memorial Park, which has been renovated to a high specification throughout situated close to Wantage Town Centre.

This incredible house has been transformed by the current owners into a luxury and unique family home.

On the ground floor is a generous entrance hall and downstairs WC, to the front is a bright and airy living room with a bay front window and fireplace. The back of the property has been completely opened up to create a magical kitchen/dining/living room, there is a floor to ceiling bi-folding doors looking onto the west facing garden, a woodburning stove and a bespoke kitchen with a Belfast sink, dishwasher, Smeg range cooker, breakfast bar and another floor to ceiling window overlooking the garden. The garage has been converted into a wonderful storage/utility/boot room.

On the first floor are four generously sized double bedrooms, two stylish bathrooms and a roomy landing.

To the front, overlooking the park, is a lovely paved driveway with gated access, and shrubs/hedge borders providing great privacy. The rear garden is west facing and has a wonderful patio directly from the house which is perfect for an outside sofa or table for entertaining, there are steps down to the lawned garden and a further patio area. At the end of the garden is a high specification, fully insulated home office complete with oak flooring, internet, power, lighting and underfloor heating. There is also a garden store and tree house.





Key Features

- Four double bedrooms
- Stunning kitchen/dining living room
- Bifolding doors onto a spacious patio
- Oak wooden flooring
- Separate lounge with Bay window and fireplace
- Downstairs WC
- Utility/boot/storage room
- Separate shower room plus family bathroom
- Private gated driveway
- Insulated home office with power, lighting and internet



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.

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

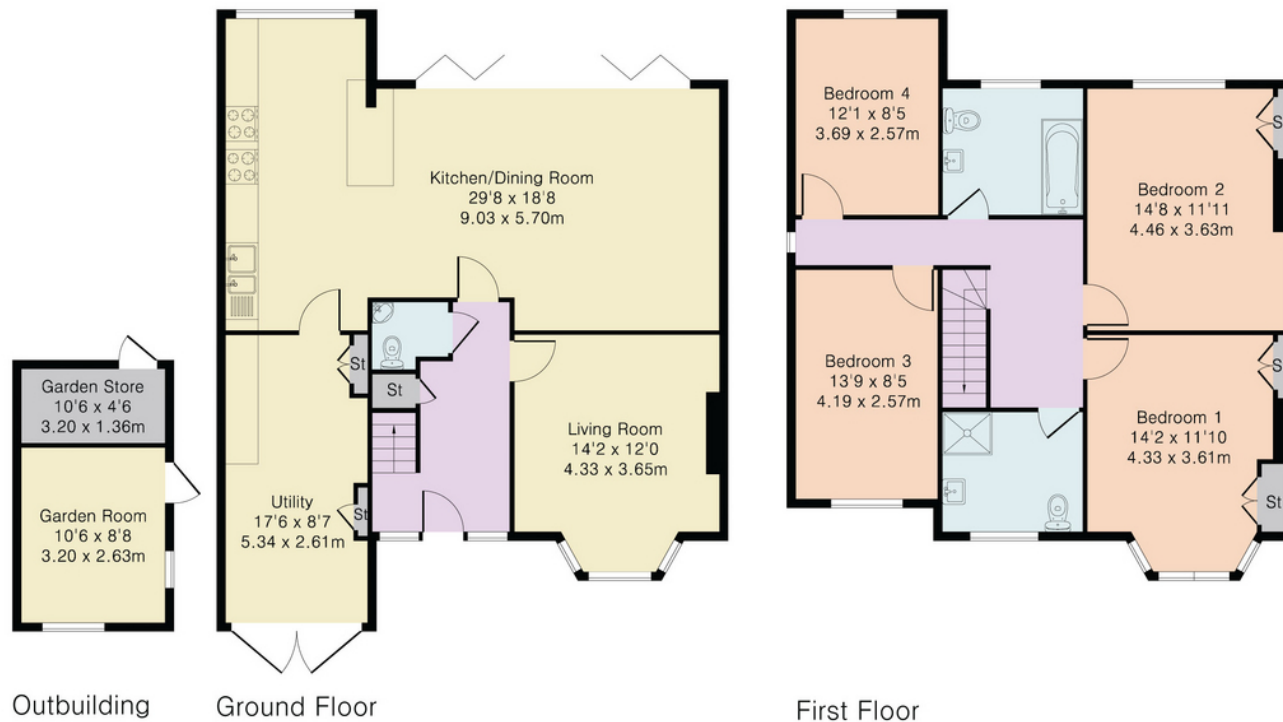


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Approximate Gross Internal Area 1835 sq ft – 170 sq m
Ground Floor Area 883 sq ft – 82 sq m
First Floor Area 821 sq ft – 76 sq m
Outbuilding Area 131 sq ft – 12 sq m



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