



Palmers, Wantage, OX12 7HB

£595,000 Freehold

THOMAS  
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SALES LETTINGS



## The Property

Substantial five bedroom detached home with a large mature rear garden, situated at the end of a popular cul-de-sac.

This attractive family home comprises entrance, WC, double aspect sitting / dining room with fireplace and french doors leading to the rear garden. A well equipped kitchen breakfast room with built in gas stove, oven, fridge / freezer, and pleasant views over the rear garden. A large utility room with cupboard housing the updated boiler and hot water tank.

To the first floor a large master bedroom with attractive bay window and fitted wardrobe, four further bedrooms and a modern family bathroom.

Sitting on a substantial plot the property is approached by a driveway for multiple vehicles and a lawn area to the front, a stunning feature is the 117' exquisitely maintained rear garden which offers a good degree of privacy a with woodland reserve to the rear, there are shrub borders to the large lawn and good size patio, ideal for entertaining. The double tandem garage runs the length of the property and has the benefits of power and a door leading to the rear.



Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. The property has driveway parking. Ofcom checker indicates standard and Superfast, 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 low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.



## Key Features

- Large rear garden
- Double length garage
- Five bedrooms
- Quiet cul-de-sac location
- Driveway parking
- Gas central heating
- Modern family bathroom
- Extended sitting / dining room
- Kitchen & utility room
- EPC rating: D, Council tax band: 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 miles.

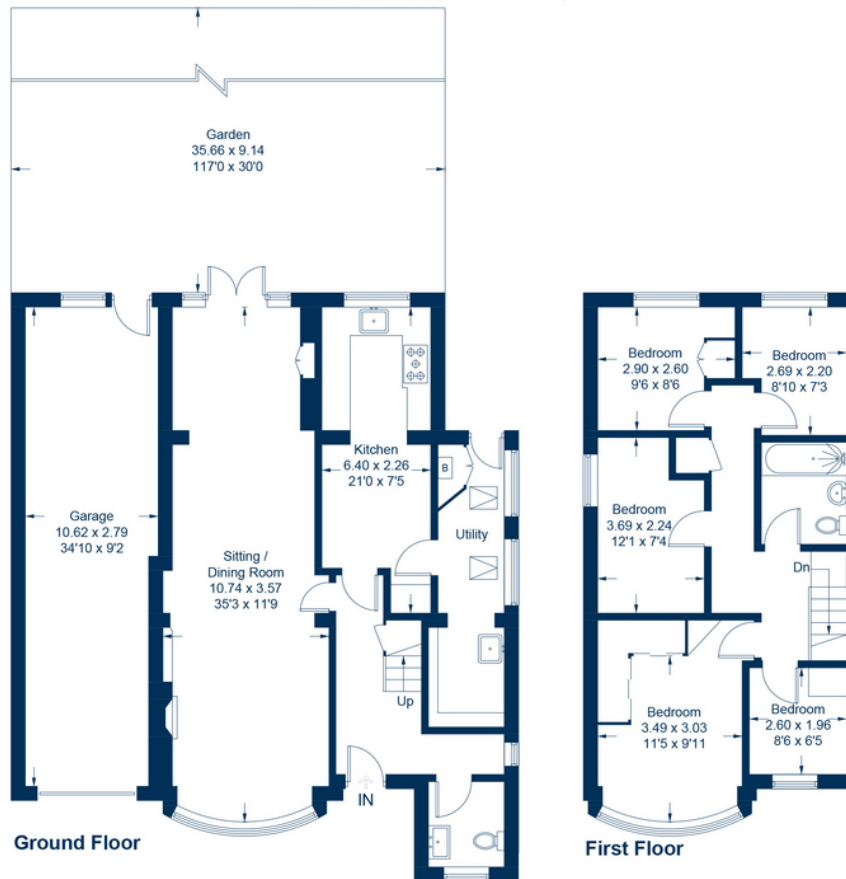


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Approximate Gross Internal Area  
Ground Floor = 71.5 sq m / 770 sq ft  
First Floor = 54.3 sq m / 584 sq ft  
Garage = 27.4 sq m / 295 sq ft  
Total = 153.2 sq m / 1,649 sq ft



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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