



Newbury Street, Wantage, OX12 8DJ

Guide Price £525,000

THOMAS
MERRIFIELD
SALES LETTINGS

The Property

A modernised period brick cottage with plenty of charm, the suitably named 'The Toll House', records the important historic role of the house as the entrance to Wantage, occupying a generous plot with ample off street parking and double garage to the rear.

This established three bedroom family home benefits from current planning permission in place to extend further into a four bedroom property P23/V2083/HH.

Located in central Wantage within just a short stroll to its thriving market place, this fabulous property is approached to the front via a pretty courtyard. Comprising an entrance hall with a storage cupboard housing the gas boiler. A spacious kitchen / breakfast room which has a number of built in units, oven & hob. The triple aspect 22' sitting room has an open fireplace. A large utility room, WC previously used as a shower room, and a conservatory.

To the first floor there is a double aspect principle bedroom with built in storage and feature fireplace, two further double bedrooms and a large shower room.

To the rear a driveway leads to the double garage, a superb feature is the well stocked mature garden mainly laid to lawn and extends to circa 108' with hedge borders offering a good degree of privacy.

Some material information to note: Freehold property. Gas boiler. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast 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. We are not aware of any planning permissions in place which would negatively affect the property.



2.0 Option 03 A - Proposed 3D Views
Axo

CASELL
TARRING



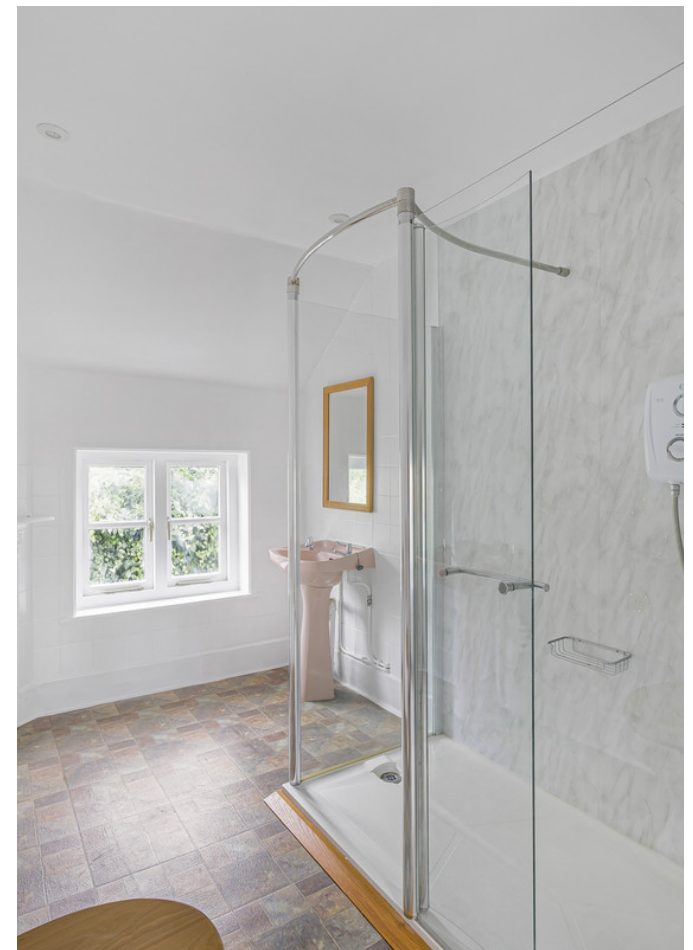


Key Features

- Charming period property
- Three double bedrooms
- Close to Wantage market place
- Planning permission in place for further development
- Double garage and ample parking
- Circa 108' rear garden
- Large sitting room
- Kitchen breakfast room
- Utility and WC
- EPC rating E, Council tax band: 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.

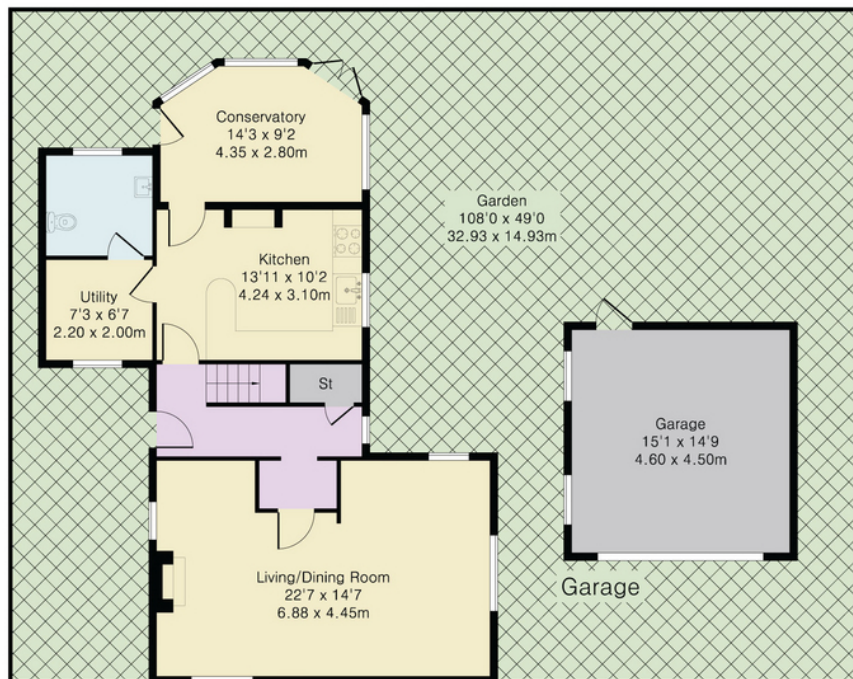


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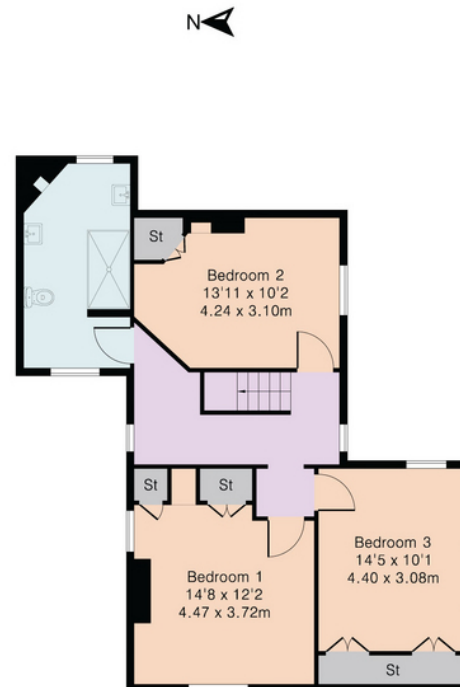
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Approximate Gross Internal Area 1683 sq ft – 157 sq m
Ground Floor Area 792 sq ft – 74 sq m
First Floor Area 668 sq ft – 62 sq m
Garage Area 223 sq ft – 21 sq m



Ground Floor



First Floor

Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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