



Donnington Place, Wantage, OX12 9YE

£435,950 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A spacious four bedroom detached house situation is this quiet residential location in Wantage.

### The Property

This impressive house comprised an entrance hall, open plan kitchen dining room, 17 ft sitting room with direct access to the conservatory overlooking the rear garden. The garage has been partly converted to create an office space with storage to the front, there is also a downstairs WC.

The first floor has four generous bedrooms and a family bathroom.

There is a private drive to the front of the house, side access and a good sized rear garden which is mainly paid to lawn.

Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. The property has driveway parking. 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 indicates there is high risk of surface water flooding We are not aware of any planning permissions in place which would negatively affect the property.





## Key Features

- Spacious four bedroom detached house
- Open plan kitchen dining room
- Downstairs WC
- 17 ft sitting room
- Study/converted garage
- Conservatory
- Bathroom
- No Chain
- Quiet cul de sac location
- Council Tax band: E, EPC rating: C

## The Location

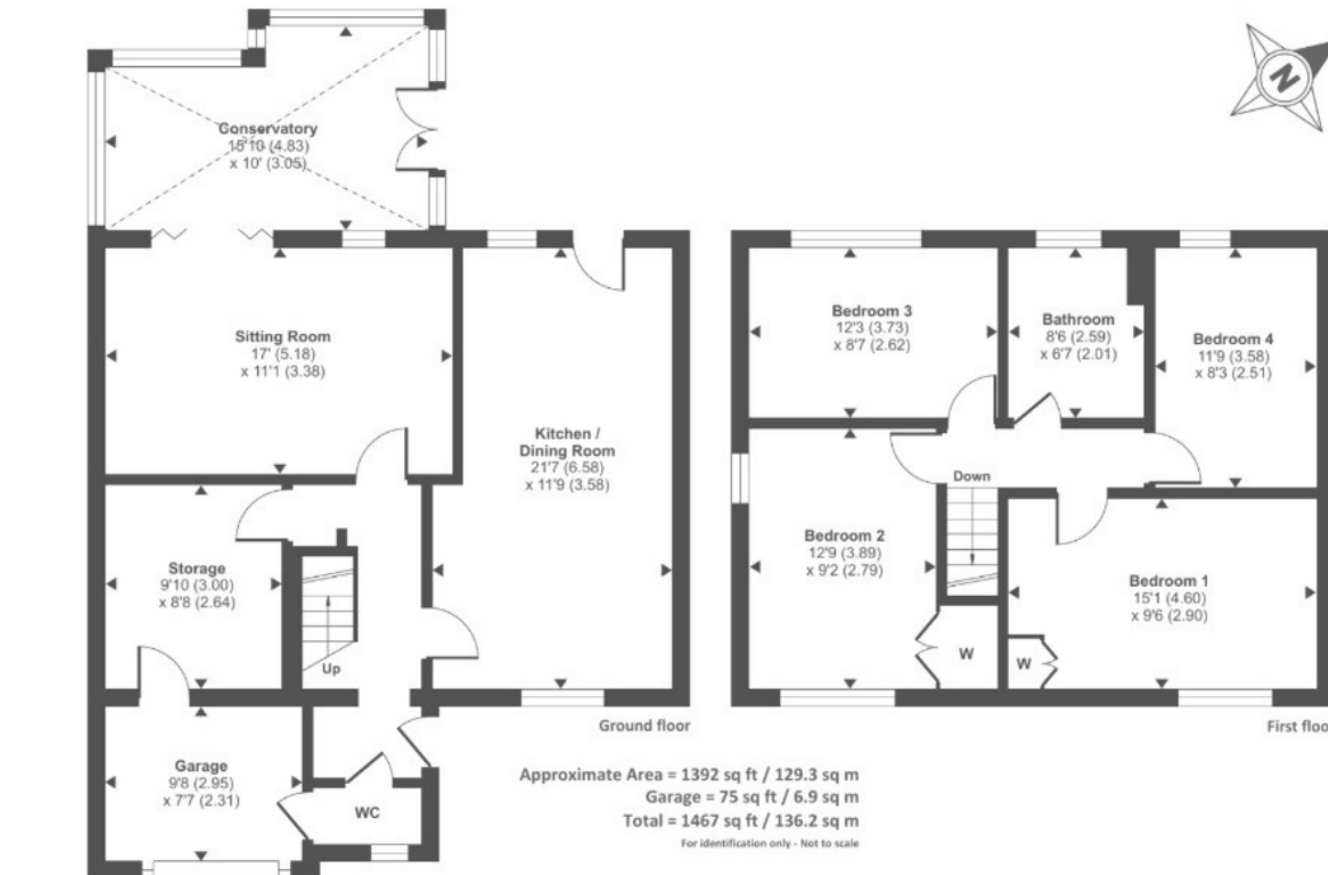
Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).

### Wantage Office

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

T 01235 764 444

E [wantage@thomasmerrifield.co.uk](mailto:wantage@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD

SALES LETTINGS