



Woodfield, Wantage, OX12 9AL

£400,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious three bedroom detached property immaculately presented with a large garage and driveway parking, located on a small development just a short walk from Wantage market place.

Constructed in 2020 by Thomas Homes and benefiting from the remaining builders warranty this spacious home consists of a large entrance hall with WC, double aspect sitting room, kitchen / dining room with integrated appliances and French doors leading to the rear garden.

To the first floor a master bedroom with ensuite shower room, two further good size bedrooms and a modern family bathroom.

The detached garage has power and light and is approached by a block paved driveway, side access to the pretty rear garden which is mainly laid to lawn with an extended patio ideal for entertaining and offering a good degree of privacy.

Some material information to note: Freehold property. Gas central heating. 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 most 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.

Estate Maintenance charge: £360 per annum





Key Features

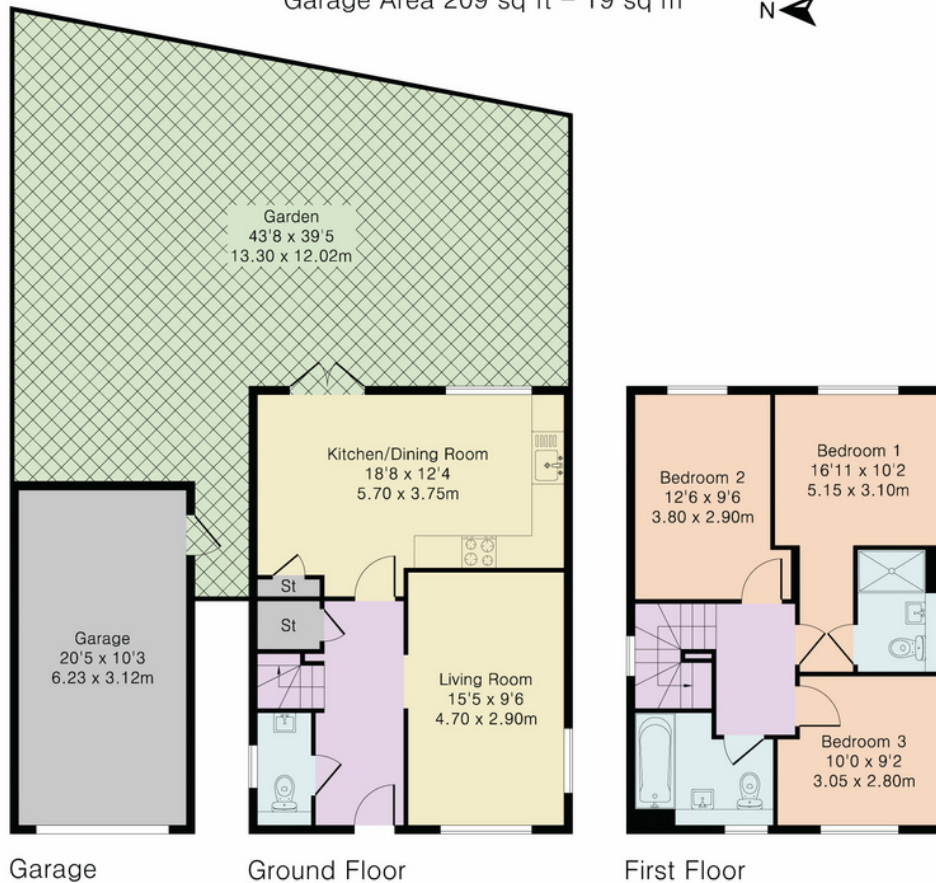
- Remaining builders warranty
- Detached property a small development
- Master bedroom with ensuite shower room
- Good size private rear garden
- Kitchen / dining room
- Sitting room
- Driveway and garage
- Close to Wantage market place
- Entrance hall with WC
- EPC rating: B, Council tax band: D

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.



Approximate Gross Internal Area 1191 sq ft – 111 sq m
 Ground Floor Area 491 sq ft – 46 sq m
 First Floor Area 491 sq ft – 46 sq m
 Garage Area 209 sq ft – 19 sq m



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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.

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