



11 Portway, Wantage, OX12 9BU

Offers In Excess Of £500,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An attractive four bedroom Victorian end terrace town house with a southerly aspect offering plenty of charm and original features. Ideally situated close to the town centre and all of its amenities.

Having undergone in-keeping renovations by the current owners this glorious home comes to market in immaculate condition. Upon entering you are greeted with a welcoming entrance hall displaying original tiled flooring. The spacious living room to the front has an attractive bay window and a cosy feel from the open fireplace. The naturally light dining room has stripped wooden flooring, two built in cupboards and a wood burning stove. An extended modern kitchen at the rear has built in double oven, gas stove and double doors leading to the rear garden.

To the first floor two generous double bedrooms both with wooden flooring, built in wardrobes, sash windows and original feature fireplaces. The large family bathroom has a freestanding roll top bath and separate shower. The second floor boasts two further double bedrooms and a useful shower room.



Outside the rear courtyard is south facing making an ideal entertaining space late into the warm sunny evening and offers 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 all major providers. There is no allocated parking. 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.



Key Features

- Four bedroom period home
- Sitting room with bay window
- Stunning character features
- Formal dining room
- Modern kitchen / breakfast room
- Town centre location
- Luxurious family bathroom
- South facing rear garden
- Council tax band: E, EPC rating: 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 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.

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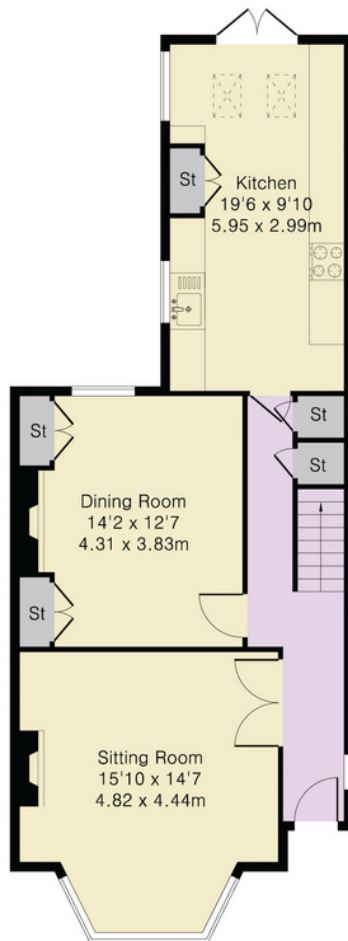
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Approximate Gross Internal Area 1775 sq ft - 166 sq m

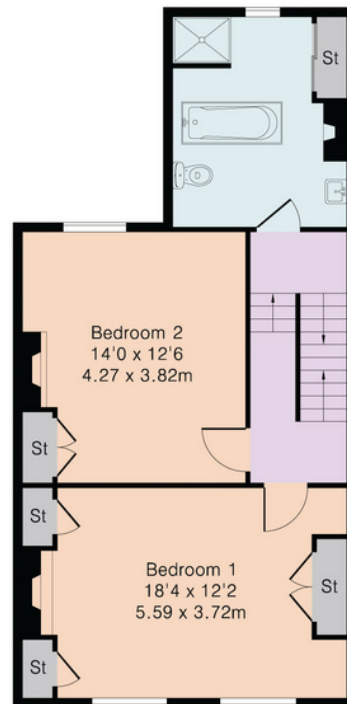
Ground Floor Area 697 sq ft – 65 sq m

First Floor Area 598 sq ft – 56 sq m

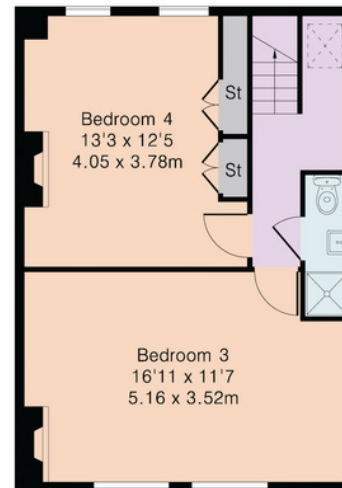
Second Floor Area 480 sq ft – 45 sq m



Ground Floor



First Floor



Second Floor

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