



Mary Shunn Way, Wantage, OX12 8GN  
Guide Price £800,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Offered for sale is this fossil fuel free eco-friendly, four-bedroom detached family home situated in the popular Market Town of Wantage. With high specification and versatile accommodation, this spacious property should be viewed internally to fully appreciate all the property has on offer.

This superb home with circa. 2468 sq ft of accommodation benefits from air source heat pumps with underfloor heating to the ground floor and a number of battery fed solar panels.

The light and airy vaulted entrance hall has a feature staircase and gives access to the superb living room with bifold doors leading onto the extensive patio area which is ideal for outdoor dining. A set of glass doors lead from the hallway into the impressive kitchen/dining room which benefits from a solid top central island with breakfast bar and downdraft extractor induction hob, instant boiling water tap, and a sleek range of wall and floor mounted cabinets with built-in appliances to include double Miele ovens and further combination microwave-oven, and full size separate fridge and freezer. A useful utility area can also be accessed from the kitchen. The light aspect dining area offers ample space for large dining table and chairs, and boasts fantastic bi-fold doors which lead onto the patio and garden. The remainder of the ground floor comprises of a versatile additional room currently being utilised as a home office, and a garage.

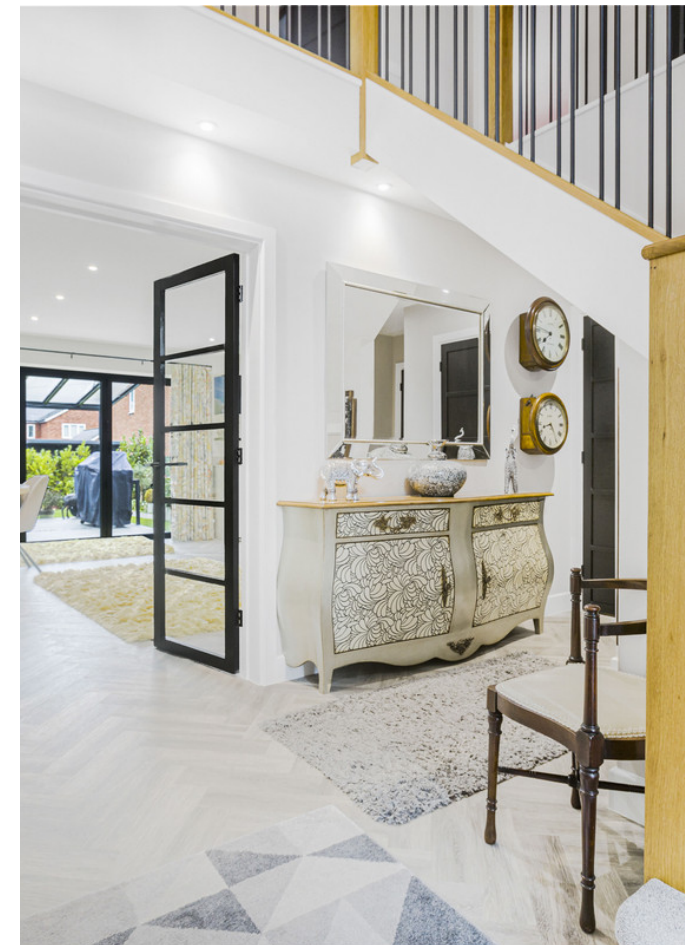


To the first floor you will find a luxurious family bathroom which includes a spacious walk-in shower, and double sink unit. The bright open landing area leads into four beautifully presented bedrooms with the added benefit of velux windows; a large master bedroom with ensuite shower room, and an additional ensuite bedroom with extensive built in storage, and two further bedrooms, one of which is currently being utilised as a dressing room.



## Key Features

- High specification throughout
- Eco friendly home with Air source heat pump and solar panels
- Circa. 2468 sq ft of accommodation
- Landscaped rear garden
- Constructed in 2022
- Underfloor heating
- Ample driveway parking and garage
- Stylish bathrooms with walk in showers
- Remaining building warranty





## The Location

Externally, there is a lovely westerly facing rear garden which is mainly laid to lawn with some hedging and delightful shrubs. Hid at the rear garden behind the laurels is a large shed with power and water, and a kitchen garden. The garage is attached to the front of property with ample driveway parking.

Some material information to note: Freehold property. Air source heat pump central heating. 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. We are not aware of any planning permissions in place which would negatively affect the property.

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.



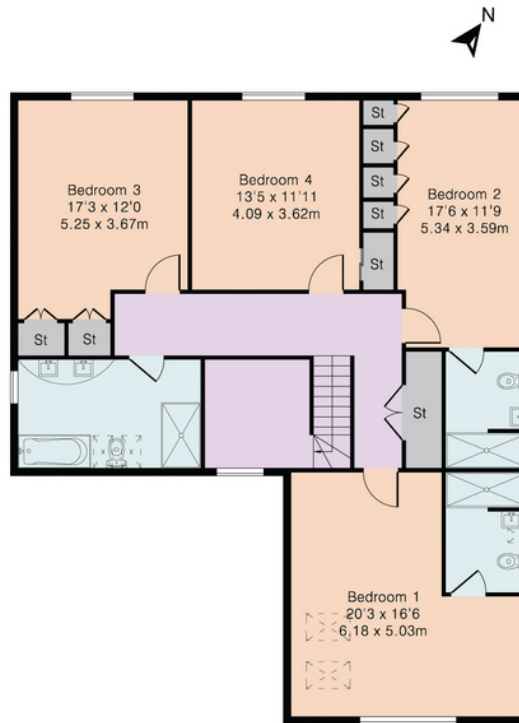
**Approximate Gross Internal Area 2468 sq ft - 230 sq m**

Ground Floor Area 1234 sq ft – 115 sq m

First Floor Area 1234 sq ft – 115 sq m



Ground Floor



First Floor

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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