



Charlton Road, Wantage, OX12 8EP

£550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A charming semi detached property located on the desirable Charlton Road within walking distance of Wantage Town Centre. This handsome character property is beautifully presented throughout. To the front of the property is a sweeping driveway with block paving and parking for several vehicles which leads up to the garage.

The accommodation comprises a convenient porch area with a glass panelled door leading into the bright entrance hall with access to a downstairs cloakroom. The stunning kitchen/diner features exposed brickwork above the cooker, and a full range of built in appliances and extensive worktop, with the dining area boasting a lovely bay window and decorative fireplace. The property has been much improved by the current owners: an extension to the rear of the property provides a beautiful, spacious sitting room with dual windows, fireplace and french doors giving access to the striking rear garden.

To the first floor are three bedrooms; the largest of which has built in storage, and a sizeable family bathroom. The loft has been thoughtfully converted into a superb master bedroom with walk in closet/dressing room and ensuite bathroom, and eaves access.

Outside is the delightful rear garden with large paved patio area with raised pond, lawn and mature shrubs affording a good amount of privacy. There is also a personal door giving side access to the garage.

Some material information to note: Gas central heating. Mains water, mains electrics and mains drains. Driveway parking. Ofcom checker indicates standard 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 low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Extended four bedroom semi detached
- Kitchen/ Diner
- Downstairs cloakroom
- Spacious sitting room
- Master bedroom with ensuite
- Family bathroom
- Generous sized bedrooms
- Garage with large driveway
- Attractive rear garden
- Council Tax Band: E, EPC Rating: 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.



Ground Floor

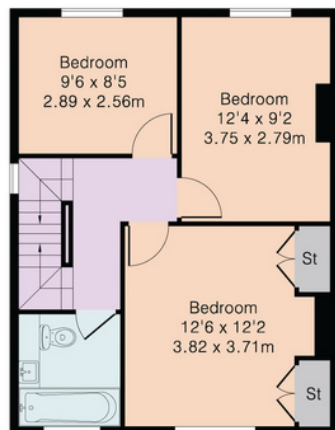
Approximate Gross Internal Area 1674 sq ft - 155 sq m

Ground Floor Area 746 sq ft – 69 sq m

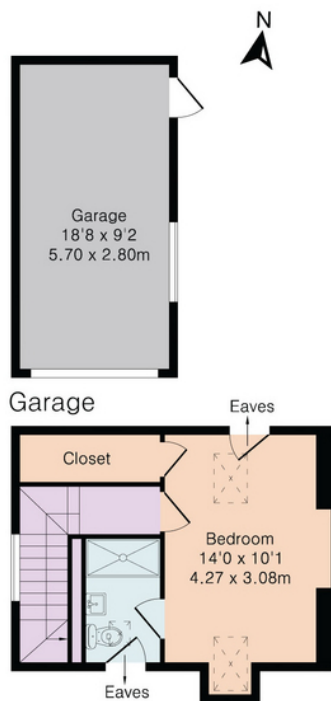
First Floor Area 482 sq ft – 45 sq m

Second Floor Area 274 sq ft – 25 sq m

Garage Area 172 sq ft – 16 sq m



First Floor



Second 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.

Wantage Office

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

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

