



3 Paddock Close, Wantage, OX12 7EQ
£500,000 Freehold

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SALES LETTINGS



The Property

A much improved and extended four bedroom detached property situated in a popular area of Wantage close to local shops and amenities.

The accommodation comprises an entrance hall with stairs to the first floor, and access to the charming living room with parquet flooring, fireplace with exposed brickwork, and patio doors to the garden. From the dining room there is access to a useful utility room, and an impressive downstairs bathroom with large walk in shower. The open plan kitchen / family room has a range of base and eye level units, and the spacious bright and airy family room with Velux and ceiling height windows, and bifold doors leads to a raised patio area.

To the first floor there are three double bedrooms, one with built in storage cupboards, a further single bedroom and spacious family bathroom with raised corner feature bath and sink vanity unit.

To the front of the property is a block paved driveway with small area of lawn. The rear garden is south facing and is mainly laid to lawn with raised patio, mature shrubs and delightful summerhouse with decking area.



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 most major 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.



Key Features

- Extended four bedroom detached
- Open plan / kitchen family room
- Separate living room
- Dining room
- Ground floor shower room and family bathroom
- Utility room
- Driveway parking
- Private and mature rear garden
- 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.

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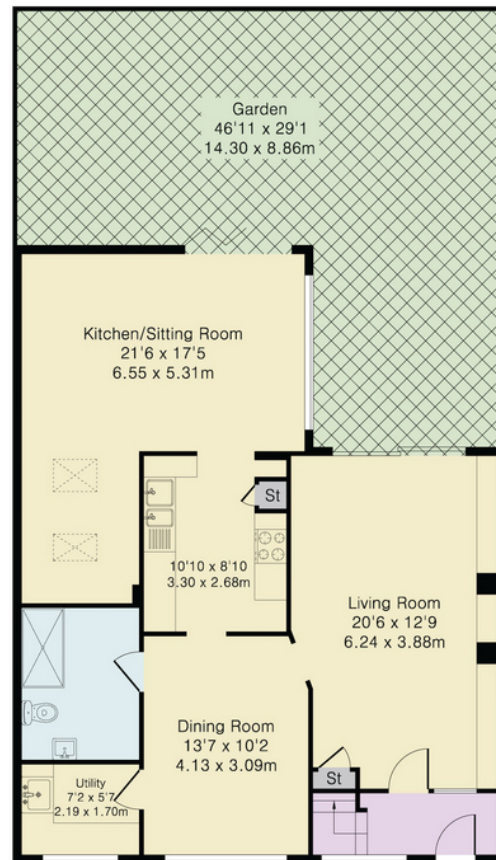
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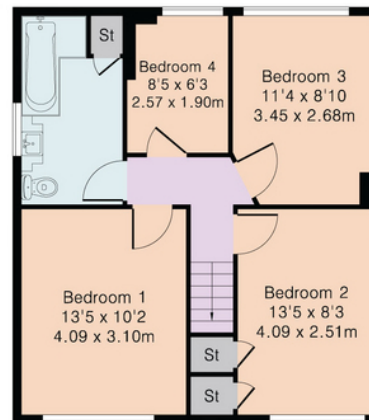
Approximate Gross Internal Area 1470 sq ft - 137 sq m

Ground Floor Area 935 sq ft – 87 sq m

First Floor Area 535 sq ft – 50 sq m



Ground Floor



First Floor



Wantage Office

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

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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