



6 Primrose Avenue, Wantage, OX12 7FU

£635,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A stunning four bedroom detached property situated on the popular Kingsgrove development on the edge of Wantage.

This immaculate property constructed by Cala Homes in 2020 offers a wealth of space, perfect for versatile family living. The accommodation comprises large entrance hall, cloakroom, dining room, spacious open plan kitchen / dining / family room with beautiful bay window and French doors to the rear garden. The modern stylish kitchen has a range of base and eye level units with large central island, there are built in appliances including double oven, gas hob, fridge / freezer and dishwasher. Off the kitchen is the utility room with door to the garden. The light and airy living room has a feature fire and French doors to the garden.

On the first floor the master bedroom with dressing room and ensuite bathroom with separate shower, second bedroom with ensuite shower and built in double wardrobe, two further good sized double bedrooms and family bathroom.

Outside the property has a driveway for three cars leading to a single garage with personal door at the rear, to the front of the property is an established hedge for privacy. The attractive rear garden has been landscaped and is mainly laid to lawn with patio area, attractive shrub and flower borders / raised beds.

Estate maintenance charge : £720 per annum

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





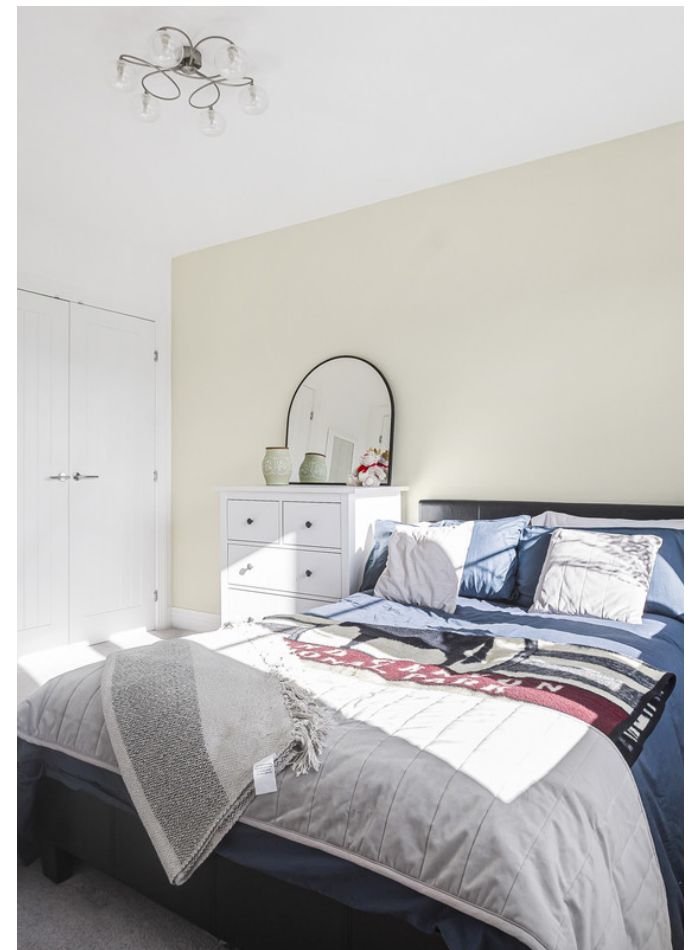


## Key Features

- Modern and spacious four bedroom detached property
- Living room
- Open plan kitchen / living / dining room
- Cloakroom
- Landscaped rear garden
- Separate dining room
- Master bedroom suite
- Family bathroom
- Garage with driveway parking
- Council tax band: F, EPC: B rating

## 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.

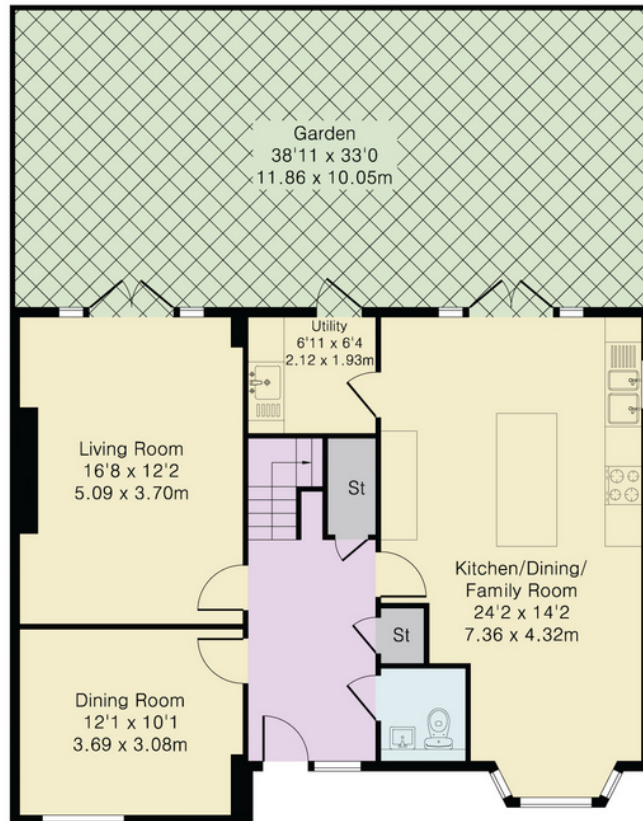


## Approximate Gross Internal Area 1918 sq ft - 178 sq m

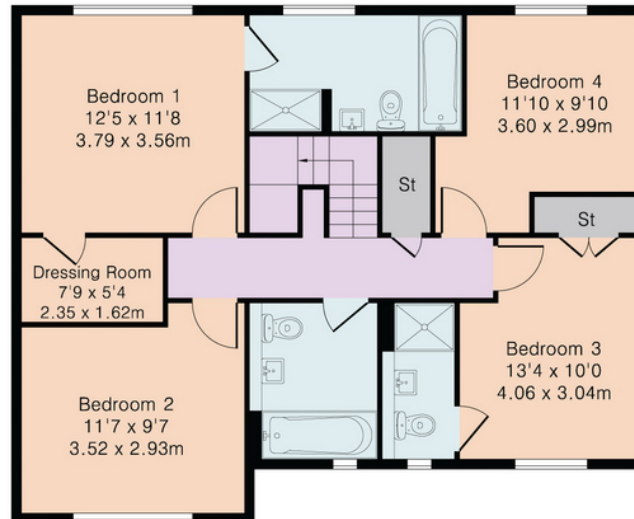
Ground Floor Area 863 sq ft – 80 sq m

First Floor Area 851 sq ft – 79 sq m

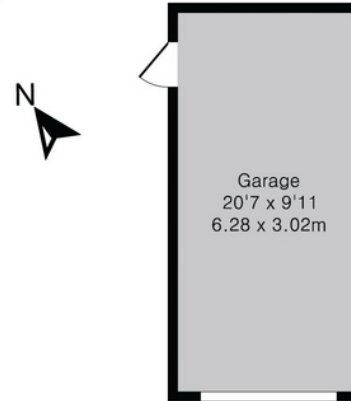
Garage Area 204 sq ft – 19 sq m



Ground Floor



First Floor



Garage



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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