



2 Chestnut Close, Wantage, OX12 9YW
£625,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented four bedroom detached family home situated in the idyllic village of North Fawley with views of the open countryside.

The house is one of a small number of properties located in the quiet and sought after Chestnut Close, the accommodation comprises entrance hall with cloakroom, a dining room with archway through to the stylish John Lewis of Hungerford bespoke kitchen which has an array of wall and floor units, built in double oven, hob and extractor. The utility area is accessed through a further archway from the kitchen and has matching units, a Belfast sink, and a door to the rear of the property. The light and airy sitting room boasts a fireplace and double doors leading into a lovely conservatory providing views over the rear garden.

On the first floor are four bedrooms; the spacious master has built in storage and an en suite shower room with Velux windows, and a family bathroom.

To the front of the property there is a gravel driveway with carport and further parking leading to the garage which has additional storage areas with door to rear garden, and a further room above which is currently being utilised as a study. The attractive and fully enclosed private rear garden has a decking area ideal for entertaining, and is mainly laid to lawn with shrub borders and side access gate.



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 most major providers. The government portal generally highlights this as a very low flood risk postcode. We are unaware of any planning permissions in place that would negatively affect the property.



Key Features

- Four bedrooms
- Excellent location close to open fields
- Cloakroom
- Conservatory
- Separate utility room
- Ensuite shower room
- Private rear garden
- Office above garage
- Carport and garage
- EPC Rating; D, Council Tax Band; F

The Location

North Fawley is an idyllic village in West Berkshire 3.5 miles east of Lambourn and 5.3 miles south of the local market town of Wantage. It is nestled in the heart of the Lambourn Downs. 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 Parkway offers a fast train service to London Paddington c.40 minutes.



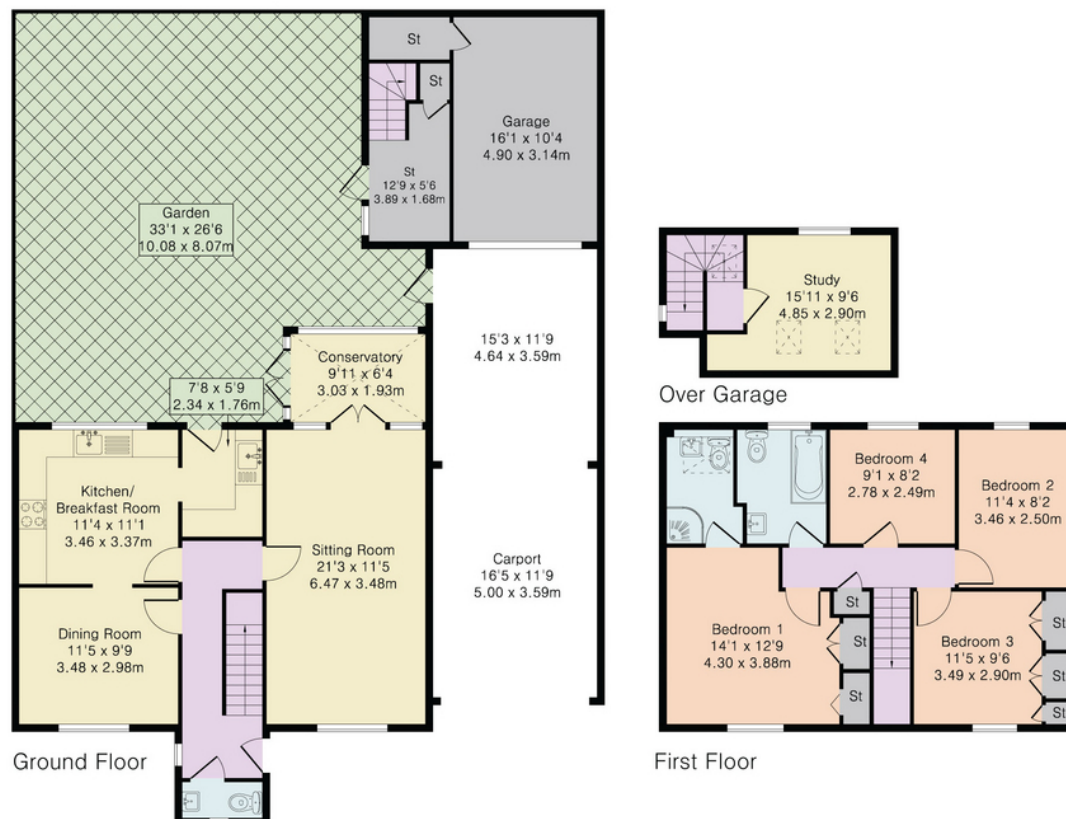
Approximate Gross Internal Area 1746 sq ft - 162 sq m

Ground Floor Area 720 sq ft – 67 sq m

First Floor Area 615 sq ft – 57 sq m

Garage Area 263 sq ft – 24 sq m

Over Garage Area 148 sq ft – 14 sq m



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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.

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