



32 Mary Shunn Way, Wantage, OX12 8GN
£650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An exceptional five / six bedroom detached property constructed in 2020 and located within a popular small development close to Wantage town centre.

This stunning family home comprises a welcoming entrance hall, sitting room with beautiful bay window and a further reception room which is being utilised as a bedroom by the current owners. The impressive kitchen / dining room extends across the entire rear of the property and has large bifold doors into the garden. The sleek modern kitchen is fitted with a range of floor and wall units, central island/ breakfast bar, and has integrated appliances including double oven, hob, and dishwasher. The remainder of the ground floor comprises a boot / utility room with side door and cloakroom.

To the first floor are five bedrooms of which the master benefits from an ensuite shower room and fitted wardrobes, with a further ensuite to bedroom two, and fitted wardrobes in two of the remaining bedrooms. The sleek family bathroom has a separate shower and bath.

Outside, the front of the property overlooks a lovely green and has a paved driveway to the side leading to the garage. The rear garden is fully enclosed and is mainly laid to lawn with a patio and side gate access. The property benefits from an EV charging point.

Some material information to note: Estate maintenance charge: £254.10 per annum. Freehold property. Gas 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 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

- Five / six bedroom detached property
- Overlooking a green
- Spacious Kitchen / Dining room
- Bifold doors to rear garden
- Boot / Utility room
- Ensuite to master bedroom and bedroom two
- Family bathroom with separate shower
- Enclosed generous rear garden
- Garage and driveway
- Council Tax Band; G, EPC Rating; B

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.

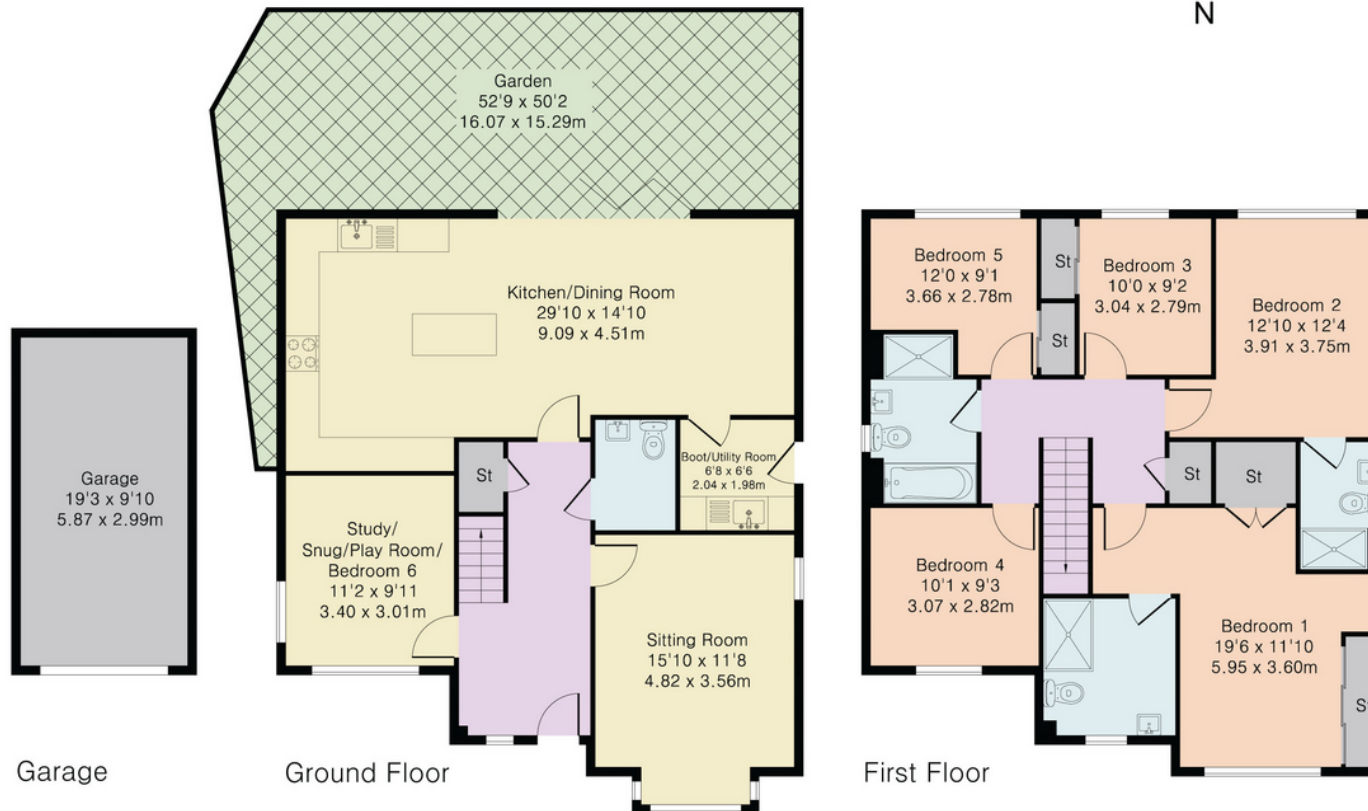


Approximate Gross Internal Area 1971 sq ft - 183 sq m

Ground Floor Area 898 sq ft – 83 sq m

First Floor Area 884 sq ft – 82 sq m

Garage Area 189 sq ft – 18 sq m



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

THOMAS
MERRIFIELD

SALES LETTINGS