



West Street, Wantage, OX12 9PS  
£625,000

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

An immaculately presented four bedroom family home, located in the picturesque village of Sparsholt. This spacious property comes to market with no onward chain. Upon entering the property you are greeted by a sizable hallway, leading through to the open plan Kitchen/ Dining area to the rear of the property. This high end kitchen features a large Island, solid wooden work surfaces. Integrated dishwasher and fridge/freezer, 6 burner gas hob and extractor. A fantastic blend of style and functionality. The sizable living area is double aspect with French doors leading out to the garden. The room also features a log burning stove.

To the first floor you will find a large master bedroom, featuring Juliet balcony, fitted wardrobe space and en suite with walk in shower. Three further good sized bedrooms complete the living accommodation, offering plenty of room for a large family.

The rear garden is a manageable size, with mature trees creating a lovely private space. Adjacent to the kitchen and living areas is a large decked area, perfect for entertaining in the summer months. To the front of the property is a large driveway which will accommodate multiple vehicles.



Some material information to note: Freehold property. LPG Gas central heating. Mains water, mains electrics and mains drains. The property has driveway parking for multiple vehicles. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with some major providers. The government portal generally highlights this as a very low risk postcode for annual flooding and a low risk for surface water flooding. We are not aware of any planning permissions in place which would negatively affect the property





## Key Features

- Four Bedroom Detached Property
- Driveway Parking for multiple Vehicles
- Solar Panels
- Utility Room
- Open Plan Kitchen Diner
- High end fitted kitchen
- Council Tax Band: F, EPC Rating: C



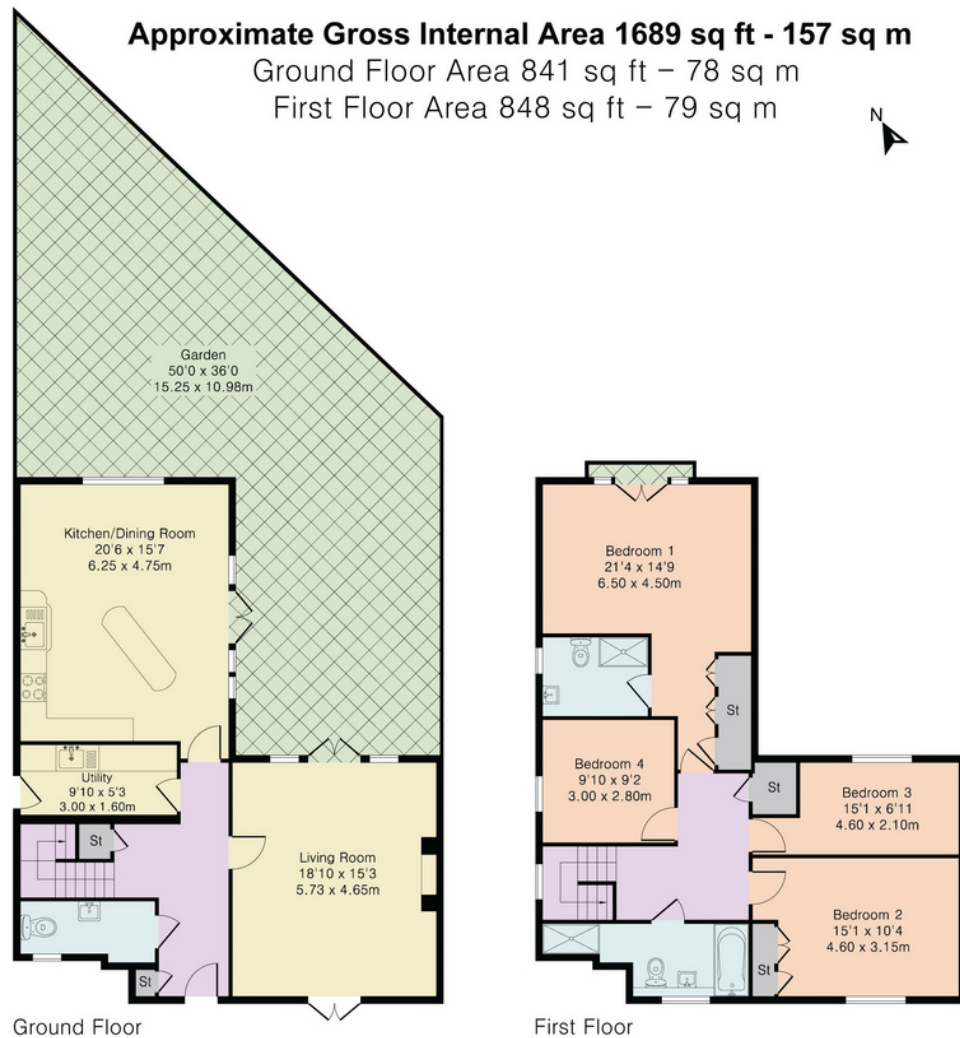




## The Location

Sparsholt is a village and civil parish about 3 miles (5 km) west of Wantage in the Vale of White Horse district of Oxfordshire. The parish includes the hamlet of Westcot about 1½ mile (800 m) west of the village. The market town of Wantage is just a few miles away and offers a range of sporting and leisure facilities along with Waitrose Sainsburys independent restaurants shops and a thriving market on a Wednesday and Saturday. Conveniently located for Oxford (20 miles) Swindon (14 miles) and Newbury (20 miles) Kingston Lisle is a pretty village in the Vale of the White Horse Oxfordshire.





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