



Flowe Drive, Wantage, OX12 7GS

£650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

This impressive five bedroom three bathroom detached property benefits from a double garage and high end finish, situated in the popular Kingsgrove development on the Eastern edge of Wantage.

Constructed only 12 months ago by HBF 5 star rated Taylor Wimpy this nearly new home is immaculately presented throughout and comprises a welcoming entrance hall with access to cloakroom, bespoke study, and versatile dining room being utilised as a playroom by the current owners. The spacious living room features French doors to the rear garden, in addition to double doors to the open plan kitchen / dining area which has a further set of French doors to the rear garden. The sleek modern kitchen is fitted with stone worktops, an array of wall and floor units with built in appliances including double oven, gas hob, fridge / freezer and dishwasher. Off the kitchen is the utility room with side access door to the garden. Amtico herringbone flooring throughout the ground floor.

To the first floor the master bedroom has large built in storage and ensuite bathroom with shower, the second bedroom also boasts an ensuite shower room and built in wardrobe, three further good sized bedrooms and a stunning family bathroom with shower over the bath.

Outside, the property has a large driveway with EV charger leading to a versatile double garage and side access gate. The large rear garden is fully enclosed and is mainly laid to lawn with patio area.

Estate maintenance charge: £355 paid every 6 months





Key Features

- Double garage
- Five bedrooms and three bathrooms
- South facing rear garden
- Bespoke study
- Formal dining room / family room
- High spec kitchen and further utility room
- Spacious sitting room
- Remaining NHBC warranty
- 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.

Some material information to note: Freehold property. Mains gas, 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 major providers. The government portal generally highlights this as a very low flood risk within this postcode. We are not aware of any planning permissions in place which would negatively affect the property.



Approximate Gross Internal Area 2234 sq ft - 207 sq m

Ground Floor Area 909 sq ft – 84 sq m

First Floor Area 927 sq ft – 86 sq m

Garage Area 398 sq ft – 37 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.

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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