



57 Charlton Road, Wantage, OX12 8HJ

£575,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A substantial four bedroom chalet-style bungalow presented in immaculate order and located just a short distance from Wantage Town centre on the popular Charlton Road.

The versatile accommodation comprises entrance porch, a spacious sitting / family room with a woodburning stove, high ceilings and pleasant views overlooking the front garden. The kitchen / dining room has a number of built in eye and floor level units, large cooker and patio door leading to the delightful rear garden. The ground floor also has two large double bedrooms, a separate bathroom and further shower wet room.

To the first floor are two further double bedrooms overlooking the front and rear gardens, cloakroom and ample storage built within the eaves.

Outside you will be greeted through the double gates at the front by a well kept garden laid to lawn with attractive flower borders and ample driveway parking. The drive leads to the side of the property and up to a double garage with storage and inspection pit. The rear garden has a large patio, perfect for entertaining, mature lawn with a separate wild garden having previously been a vegetable patch and a distinctive barbecue house for year round entertaining / cooking.



Some material information to note: 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 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

- Spacious four bedroom detached home
- Kitchen / dining room
- Living / family room
- Large rear garden with out buildings
- Double garage
- Two ground floor bedrooms
- Two first floor bedrooms
- Popular location close to Wantage Market Place
- EPC rating: E, Council tax band: E

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 2142 sq ft - 199 sq m

Ground Floor Area 1206 sq ft – 112 sq m

First Floor Area 400 sq ft – 37 sq m

Garage Area 372 sq ft – 35 sq m

Outbuilding Area 164 sq ft – 15 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

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