



39 Appletons, Wantage, OX12 7GG

Guide Price £475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A modern four bedroom detached property with garage constructed in 2021 by Bellway Homes, and located on the edge of the popular Kingsgrove development.

This spacious family home comprises an entrance hall with cloakroom and store cupboard. The spacious kitchen / dining room benefits from double doors leading into the rear garden offering a superb space to entertain, built in appliances and breakfast bar, a further utility room with door leading onto the driveway. A bright sitting room with a large bay window.

On the first floor the master bedroom has built in wardrobes and ensuite shower room, three further double bedrooms and a contemporary family bathroom.

Outside the large garage with power and light is approached by driveway parking, a personnel door leads into the rear garden which is mainly laid to lawn with a patio area.

Estate maintenance charge : £496 per annum

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 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

- No onward chain
- Spacious four bedroom detached home
- Kitchen / dining room
- Large sitting room
- Utility room
- Garage & driveway parking
- Master bedroom with ensuite shower room
- Enclosed rear garden
- Remaining builders warranty in place
- EPC rating: B, Council tax band: F

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 1508 sq ft - 140 sq m
(Including Garage)**

Ground Floor Area 871 sq ft – 81 sq m

First Floor Area 637 sq ft – 59 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.

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