



38 Scantlebury Way, Wantage, OX12 8GJ

£585,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautiful four bedroom detached property with garage constructed in 2019 by St Modwen Homes situated on a small development located close to Wantage Town Centre and countryside walks.

The accommodation comprises entrance hall, cloakroom, spacious sitting room with French doors and feature fireplace, separate generous sitting room which could be used as a study or playroom. The kitchen / dining room has a range of eye and base level units with built in appliances including oven, gas hob, dishwasher and fridge / freezer with French doors to the garden and access to the utility room with side access door.

To the first floor the master bedroom with stylish ensuite shower room and large storage cupboard, three further double bedrooms one with built in wardrobes and modern family bathroom with separate shower.

Outside the property to the front are attractive shrub borders and a small area of lawn, The rear garden is mainly laid to lawn with patio area, rear gate access to the driveway and single garage.

Estate maintenance charge : £tbc per annum

Some material information to note: Gas central heating. Mains water, mains electrics and mains drains. Driveway parking. Ofcom checker indicates standard, ultrafast and superfast 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

- Modern four bedroom detached property
- Spacious sitting room
- Modern kitchen / dining room
- Built in appliances
- Further reception room
- Master bedroom with ensuite
- Garage with driveway parking
- Rear garden
- Utility room and separate cloakroom
- Council tax band: F, EPC: 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.

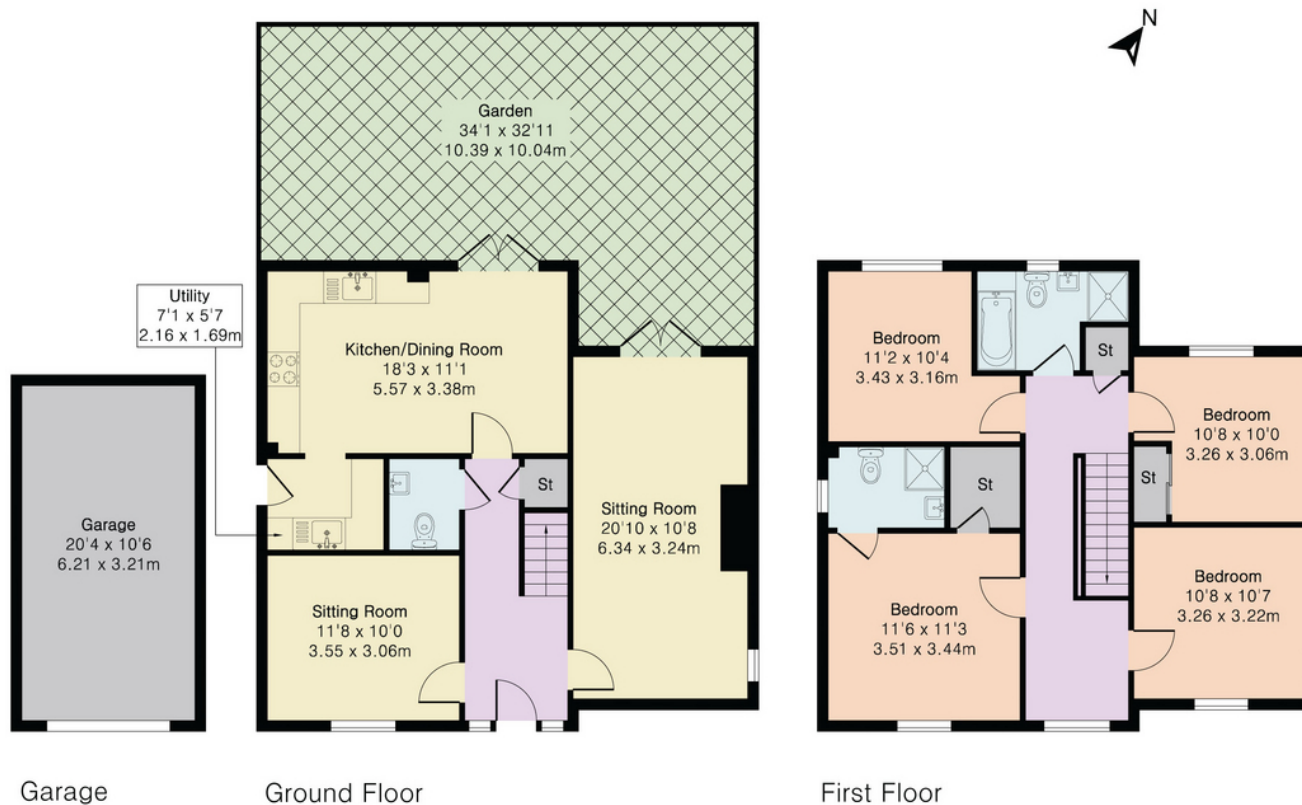


**Approximate Gross Internal Area 1454 sq ft - 136 sq m
(Excluding Garage)**

Ground Floor Area 727 sq ft – 68 sq m

First Floor Area 727 sq ft – 68 sq m

Garage Area 215 sq ft – 20 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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