



Harcourt Green, Wantage, OX12 7DJ

£305,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A well-presented three-bedroom semi-detached property of BISF steel frame construction, with a timber-framed rear extension. The home is situated in a popular area of Wantage, within easy walking distance of the town centre

Upon entering the property, you are welcomed by an entrance hall that leads through to the kitchen at the rear. The kitchen is fitted with a range of eye-level and base units, a single oven, and a four-burner gas hob with extractor fan. Off the kitchen is a large utility area with space for freestanding appliances and a downstairs W/C.

The well-proportioned dining area is conveniently positioned next to the kitchen and flows through an archway into a cosy living space at the front of the property. To the rear, a recently added timber-framed extension provides a versatile family space, including a separate study area and a family room with a log-burning stove. A large set of bi-fold doors open directly onto the garden, creating a bright and sociable setting.

Upstairs, the master bedroom offers generous proportions and fitted storage. A further double bedroom and a single room complete the accommodation. The family bathroom has been recently modernised and features a full-sized bathtub with shower over.

Externally, the property boasts a generously sized rear garden with a patio area, with the remainder laid mainly to lawn. Two wooden outbuildings provide excellent additional storage, while a side gate offers convenient access. To the front, the property benefits from pedestrianised access, with ample on-street parking available approximately 25 metres from the front door.





Key Features

- Well-presented three-bedroom semi-detached home
- Recently added timber-framed extension with study & family room
- Modernised family bathroom
- Generous rear garden
- Within walking distance of the town centre
- EPC rating: D, Council tax band: 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.

Construction BISF - British Iron and Steel Federation

Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. On street parking. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most 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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



**Approximate Gross Internal Area 1206 sq ft - 112 sq m
(Excluding Outbuilding)**

Ground Floor Area 769 sq ft – 71 sq m

First Floor Area 437 sq ft – 41 sq m

Outbuilding Area 157 sq ft – 15 sq m



Thomas Merrifield and their clients give notice that:

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