



52 Upthorpe Drive, Wantage, OX12 7DG
Guide Price £340,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious three-bedroom semi-detached home with a south-facing rear garden, ideally located within walking distance of the town centre and close to Charlton Primary School.

The property comprises an entrance porch and hallway with luxury vinyl tile flooring and stairs leading to the first floor. The bright lounge features luxury vinyl tile flooring, a woodburning stove, and an archway through to the dining room with French doors opening onto the rear garden. The kitchen opens into a utility area with tiled flooring, a range of eye and base level units, integrated hob, oven and extractor fan, space for white goods, an under-stairs storage cupboard, and doors to both the rear garden and the front of the property.

Upstairs, there are two generous double bedrooms one with built-in storage and a good-sized single bedroom. The family bathroom includes a shower over the bath.

The south facing rear garden features a patio area, is mainly laid to lawn, and includes flower and shrub borders. To the front, the garden is laid to lawn with a mature tree, shrubs, and gravelled hardstanding. At the rear of the garden a large outbuilding with power and lighting.



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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



Key Features

- Mature three bedroom semi detached home.
- South facing rear garden
- Sitting / dining room
- Large outbuilding
- Utility room
- Kitchen
- Family bathroom
- Council tax band: C, EPC rating: D

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.



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Approximate Gross Internal Area 953 sq ft - 89 sq m (Excluding Outbuilding)

Ground Floor Area 515 sq ft – 48 sq m

First Floor Area 438 sq ft – 41 sq m

Outbuilding Area 280 sq ft – 26 sq m

