



4 Witan Way, Wantage, OX12 9EU
£480,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended four-bedroom family home with a south-facing rear garden and large attached garage, offered for sale with no onward chain.

The property offers spacious and well-balanced accommodation, comprising an entrance hall with built-in storage, a generous 32' sitting room featuring a fireplace and patio doors opening onto the rear garden, and a separate large dining room. The kitchen is fitted with a comprehensive range of solid wood wall and base units. An inner hallway provides further storage and a cloakroom, leading to a conservatory at the rear of the property, which benefits from a personnel door with direct access to the garage.

The first floor offers a very spacious master bedroom with ensuite shower room, three further bedrooms all served by the family bathroom.

Outside, to the front, a large garage with double doors is accessed via driveway parking. To the rear, the tiered, south-facing garden offers a high degree of privacy and features mature borders, a lawned area, and gated rear access.

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. 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

- Extended four bedroom detached
- No onward chain
- Generous 32ft sitting room
- Cloakroom
- Spacious dining room
- Conservatory
- Large garage with driveway parking
- Master bedroom with ensuite
- South facing rear garden
- Council tax band: E, EPC: C

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 Doomsday 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.



Thomas Merrifield and their clients give notice that:

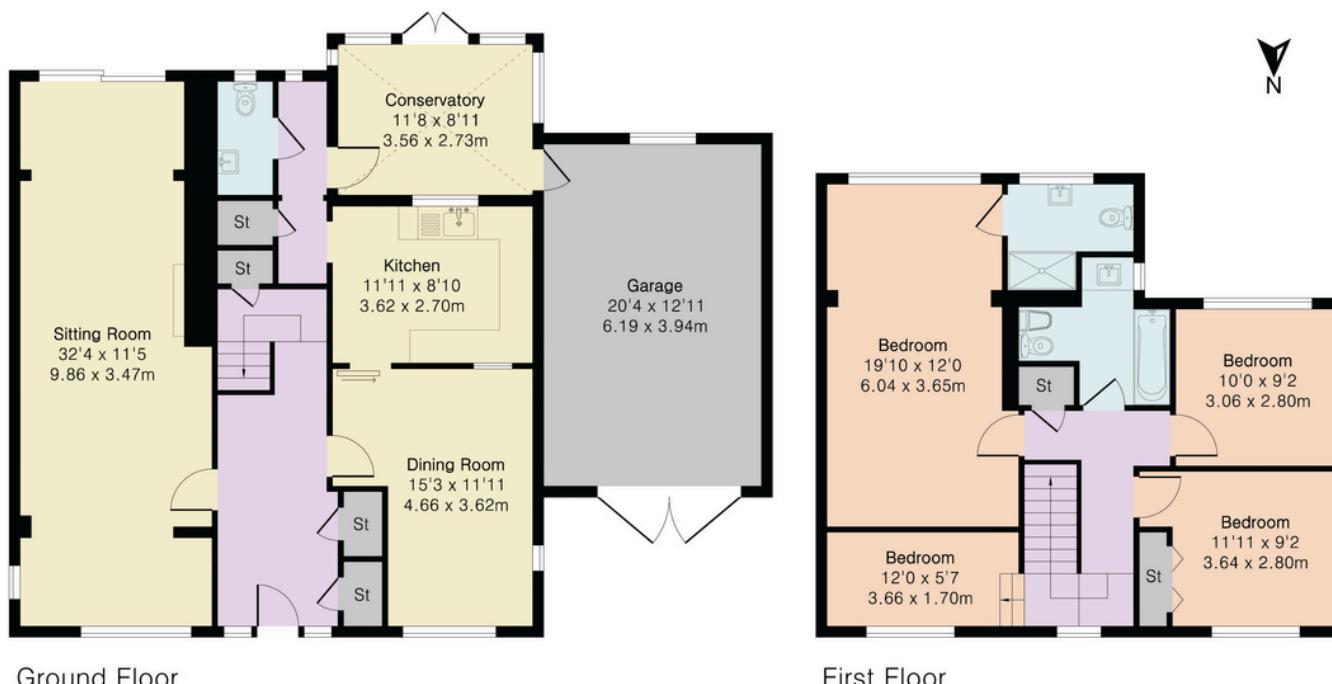
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

**Approximate Gross Internal Area 1993 sq ft - 185 sq m
(Including Garage)**

Ground Floor Area 1285 sq ft - 119 sq m

First Floor Area 708 sq ft - 66 sq m



Wantage Office
15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk