



THOMAS  
MERRIFIELD

SALES LETTINGS

7 Orchard Way  
Wantage, OX12 8EB



## 7 Orchard Way Wantage, OX12 8EB

An extended 1930's semi-detached home, situated close to the town centre on a generous plot and benefiting from no onward chain.

- Sitting Room with Fireplace
- Kitchen
- Dining Room
- Utility Room
- Cloakroom
- Three Bedrooms
- Family Bathroom
- Office
- Rear Garden
- Spacious Driveway

7 Orchard Way enjoys a larger than average plot and lends itself to further extension (subject to the usual permissions), there is spacious driveway with parking for several cars.

The accommodation comprises entrance porch, a sitting room with operational fireplace opening to a separate dining room, with built in cupboards and a fireplace. The dining room opens onto the kitchen with an integral electric oven, hob and extractor, utility room and a cloakroom.

To the first floor there are three well-proportioned bedrooms and a family bathroom fitted with a contemporary white suite, the heating is gas fired via radiators.



£295,750    Freehold





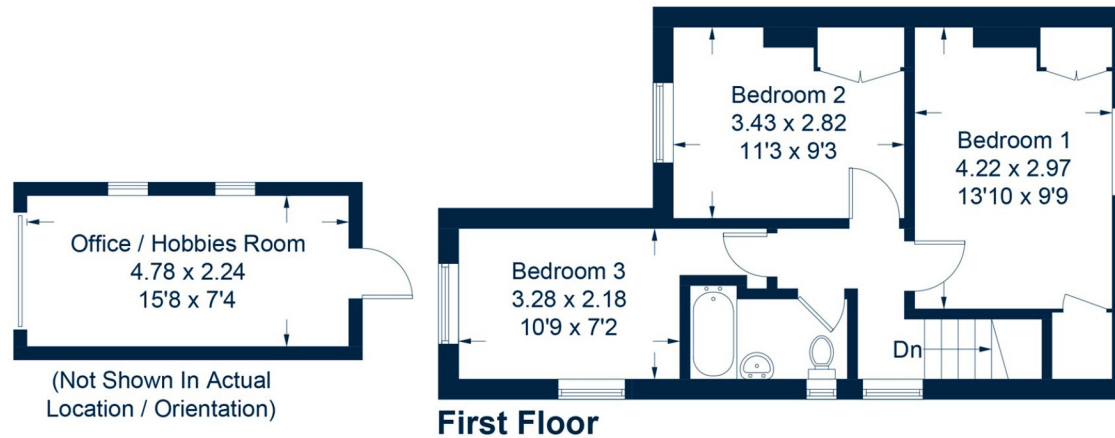
Outside, there is a large driveway providing off-road parking for several vehicles/caravan, leading to a single garage which has been converted into an office/hobbies room. The good sized rear garden is a particular feature of the property with kitchen garden area and large timber shed the remainder is mainly laid to lawn.

Wantage is a historic town situated within the Vale of White Horse offering 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 miles.





Approximate Gross Internal Area  
 Ground Floor = 54.6 sq m / 588 sq ft  
 First Floor = 41.6 sq m / 448 sq ft  
 Office / Hobbies Room = 10.8 sq m / 116 sq ft  
 Total = 107 sq m / 1152 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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