






SEDGE SMITH WAY WANTAGE OX12
£3,500 PER MONTH AVAILABLE 01/07/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Sedge Smith Way Wantage OX12

£3,500 Per Month
Furnished

 4 Bedrooms
 2 Bathrooms
 1 Reception

Features

- Four Bedrooms, - Open Plan Kitchen / Dining, - Large Reception Room, - Two Bathrooms (one ensuite), - Study, - Utility, - Private Garden, - Single Garage

Council Tax

Council Tax Band F

Hamptons
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{ A MODERN FOUR BEDROOM FAMILY HOME, WITH GARDEN AND GARAGE

The Property

Immaculately presented, this 4-bedroom detached house is situated in a development within walking distance of the town center. It is available fully furnished. The property features a kitchen/dining room equipped with a gas hob, electric oven, fridge/freezer, and dishwasher, as well as a utility room with a washing machine. Additionally, there is a sitting room, a study, and a downstairs cloakroom. The house includes 4 double bedrooms, with an ensuite bathroom attached to the main bedroom. The main bathroom has a shower over the bath. Outside, there is an enclosed private rear garden, a single garage, and driveway parking.

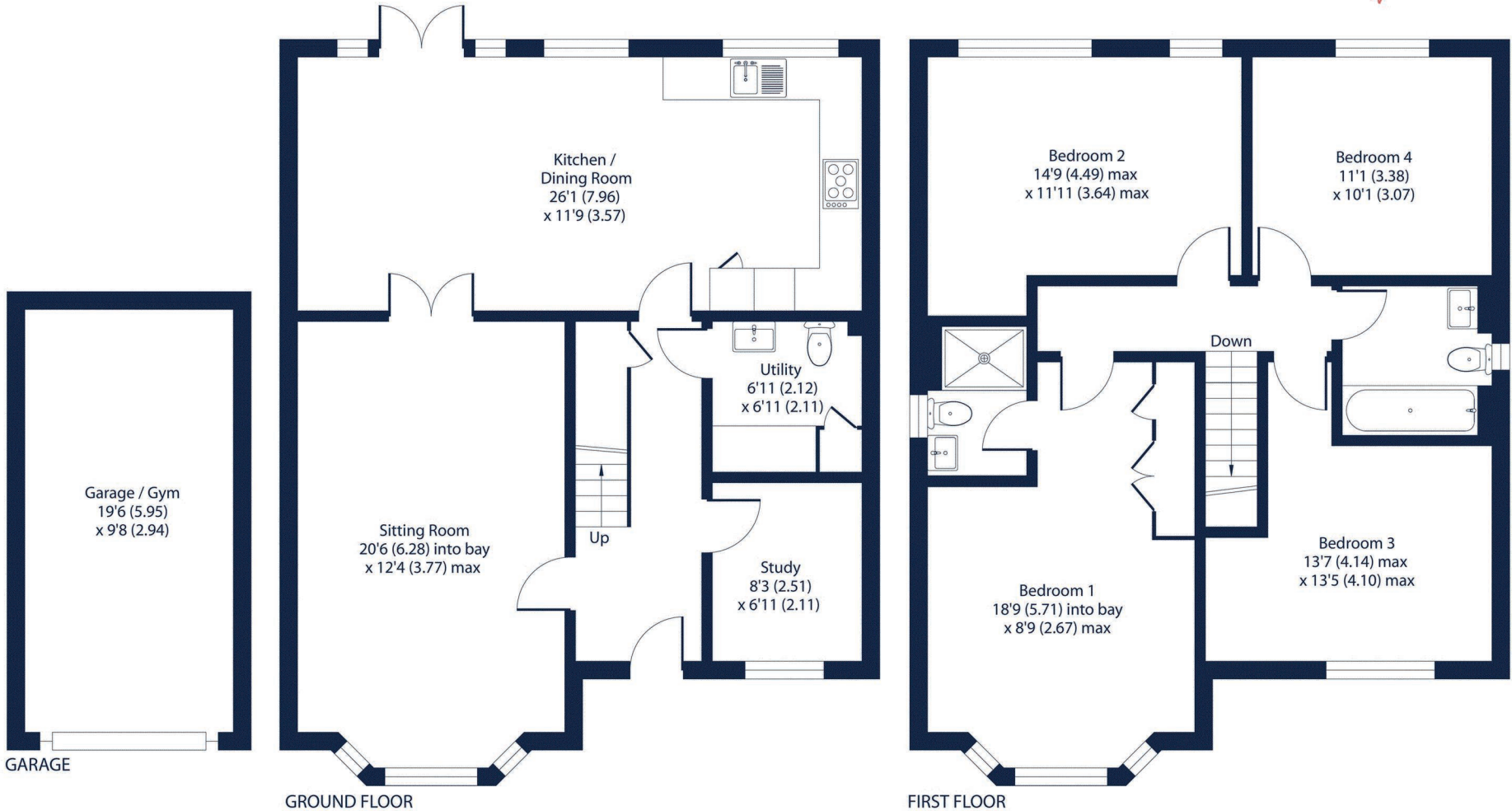
Location

Located on the outskirts of the popular market town of Wantage, an ideal location for access onto the M4, A34 and M40, and is a perfect base to explore the neighbouring countryside. Enjoying a host excellent schools in the local area, private schools to include St Hugh's, Dragon School, Abingdon School and St Edward's, state schools to include Kind Alfred's, St Birinus and Didcot Girls. Didcot Parkway is the closest train station, at approx. 8.8 miles, offering frequent and fast services to London Paddington, with Oxford Station 18 miles, Newbury station 16 miles, Oxford Parkway 19 miles. Abingdon 9.8 miles, Oxford 17 miles, Newbury 16 miles. All distances are approximate.



Sedge Smith Way, Wantage, OX12

Approximate Area = 1560 sq ft / 144.9 sq m
Garage = 188 sq ft / 17.4 sq m
Total = 1748 sq ft / 162.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Hamptons. REF: 1293566

For Clarification
We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

