

GREEN & CO

£415,000

8 Perch Rise

Wantage Oxfordshire OX12 9ZB



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## Description

Superbly presented and much improved by the only owner this three-bedroom detached home occupies a larger than average plot on Abbey Homes' King Alfred's Place development to their Portway design. Constructed in 2018 with the balance of a 10 year NHBC warranty this superb property features extra external electricity and water supplies, single garage with light, power (which can be utilised for an EV charging point) wifi and sealed floor, driveway parking for two plus cars, large front garden, side access via gate and rear garden with extensive patio, artificial turf, summerhouse and shed (both with light and power). With triple aspect living room, well appointed kitchen/dining room, cloakroom, ensuite shower to master bedroom, two further bedrooms and family bathroom we strongly recommend a viewing to appreciate both the quality and quiet location of the property.

## Location

One time winner of a Great British High Street award and highlighted by The Sunday Times as an often overlooked part of Oxfordshire which will become a boom town, Wantage is superbly situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus the rail links in Oxford, Didcot, and Swindon. A picturesque Market Town, with historic ties as far back as Alfred the Great, Wantage has many high street and independent retailers with a plethora of bars, restaurants, and cafes in a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good primary schools locally, including Charlton and Wantage CofE with Ofsted rated outstanding Stockham Primary School completing the educational provision within the Town. With easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill, Wantage fuses the semi-urban and rural in one sublime package.



**33 Market Place, Wantage, Oxon, OX12 8AL t:01235 763562 e:sales@greenand.co.uk**



### **OfCom**

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted this link then please click on our attached PDF brochure and click on the link there. If the subject property is a new build then please refer to the developer's specification.

**What3Words** [w3w.co/asked.putts.guideline](https://w3w.co/asked.putts.guideline).

**Tenure** Freehold.

### **Estate Service Charge**

Latest annual fee available £268.00 to April 2023.

### **Utilities**

All main services connected.

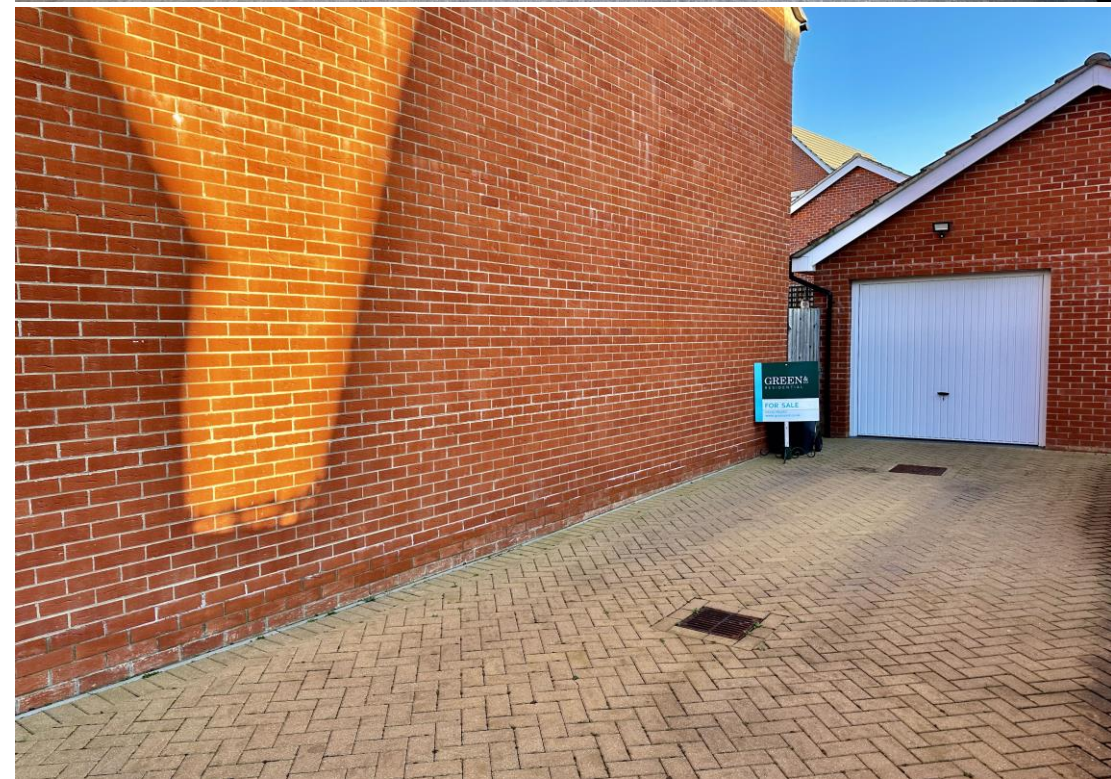
### **Heating Type**

Gas fired central heating to radiators.

### **EER**

B.

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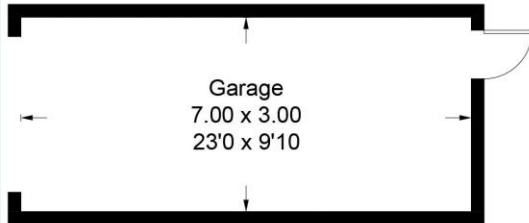




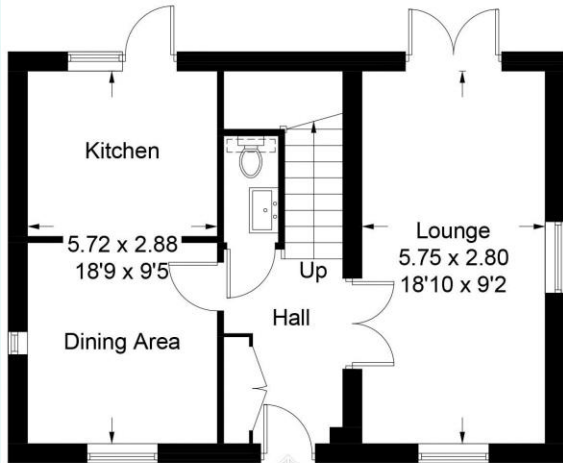
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## 8 Perch Rise, Wantage, OX12 9ZB

Approximate Gross Internal Area = 92.0 sq m / 990 sq ft  
Garage = 21.0 sq m / 226 sq ft  
Total = 114.0 sq m / 1227 sq ft

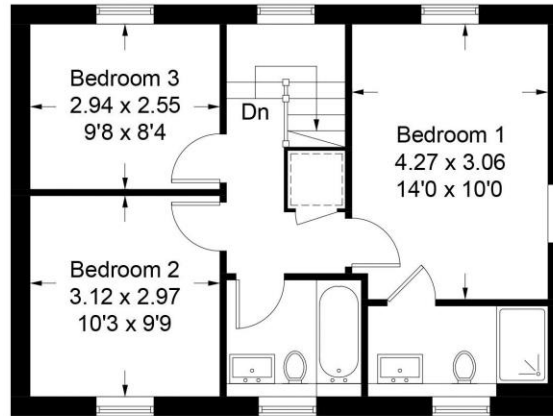


(Not Shown In Actual Location)



Ground Floor

IN



First Floor



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.  
floorplansUsketch.com © (ID1042733)

## Council Tax Band

E.

## Other Material Information

There is an Estate Rent Charge on this property which will require a deed of variation. The deed of variation will be drawn up by the vendor's solicitor.



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Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

### CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

### DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit [www.greenand.co.uk/primary-policy-and-notice](http://www.greenand.co.uk/primary-policy-and-notice).