

GREEN &
CO

£465,000

50 Elizabeth Drive

Wantage Oxfordshire OX12 9YG



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Description

Immaculately presented four-bedroom detached family home set at the head of this highly sought-after cul-de-sac of similar calibre property within walking distance of local amenities including the Ofsted rated Outstanding Stockham Primary School, King Alfred's Academy both Centre & West Sites, the historic Market Place and Waitrose. Featuring ample driveway parking leading to single detached garage under a pitched roof and side access to beautifully presented part-walled gardens, the property has been much improved by the current owners with new kitchen, bathrooms and cloakroom, bringing everything together in a wonderful package that really must be seen to be fully appreciated.

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 and Wantage Primary Academy 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.





what3words

w3w.co/allow.situation.prompts.

Tenure

Freehold.

Heating Type

Gas fired central heating to radiators.

EER

C.

Utilities

All mains services connected.



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.

Council Tax Band

E.

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

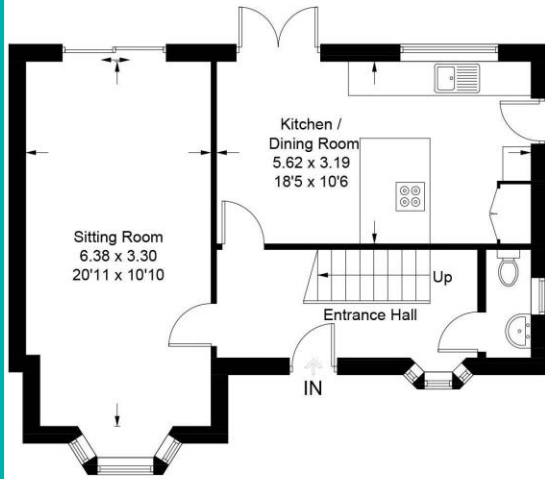




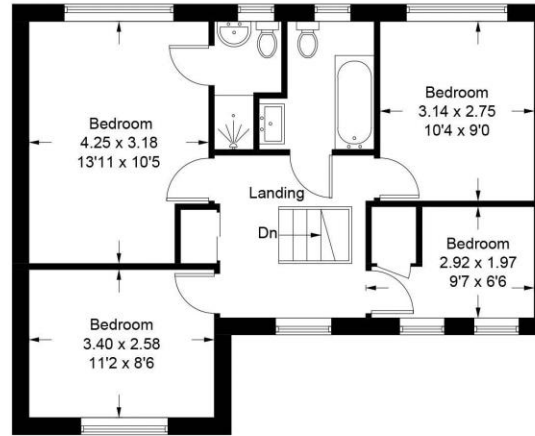
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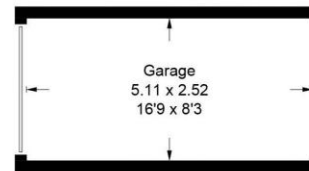
Approximate Gross Internal Area = 104.7 sq m / 1127 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 117.4 sq m / 1264 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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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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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.