

GREEN & CO

£475,000

42 Appletons

Wantage Oxfordshire OX12 7GG

GREEN & CO
RESIDENTIAL
FOR SALE





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Description

Recently constructed by Bellway Homes this well presented four-bedroom detached family home is offered for sale with the onward chain closed as the sellers have agreed to purchase a new-build home which is build complete. With driveway parking for two plus cars, integral garage, cloakroom, kitchen with integrated appliances, very large living dining room with part vaulted ceiling, master bedroom with ensuite shower room, three further double bedrooms, family bathroom and gardens featuring a southerly aspect and extensive patio this lovely property must be seen to be appreciated. Set on the popular Kingsgrove development the property is within walking distance of the outstanding Ofsted rated Wantage Primary Academy.

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



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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.

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/radiated.loopholes.regime

Tenure

Freehold.

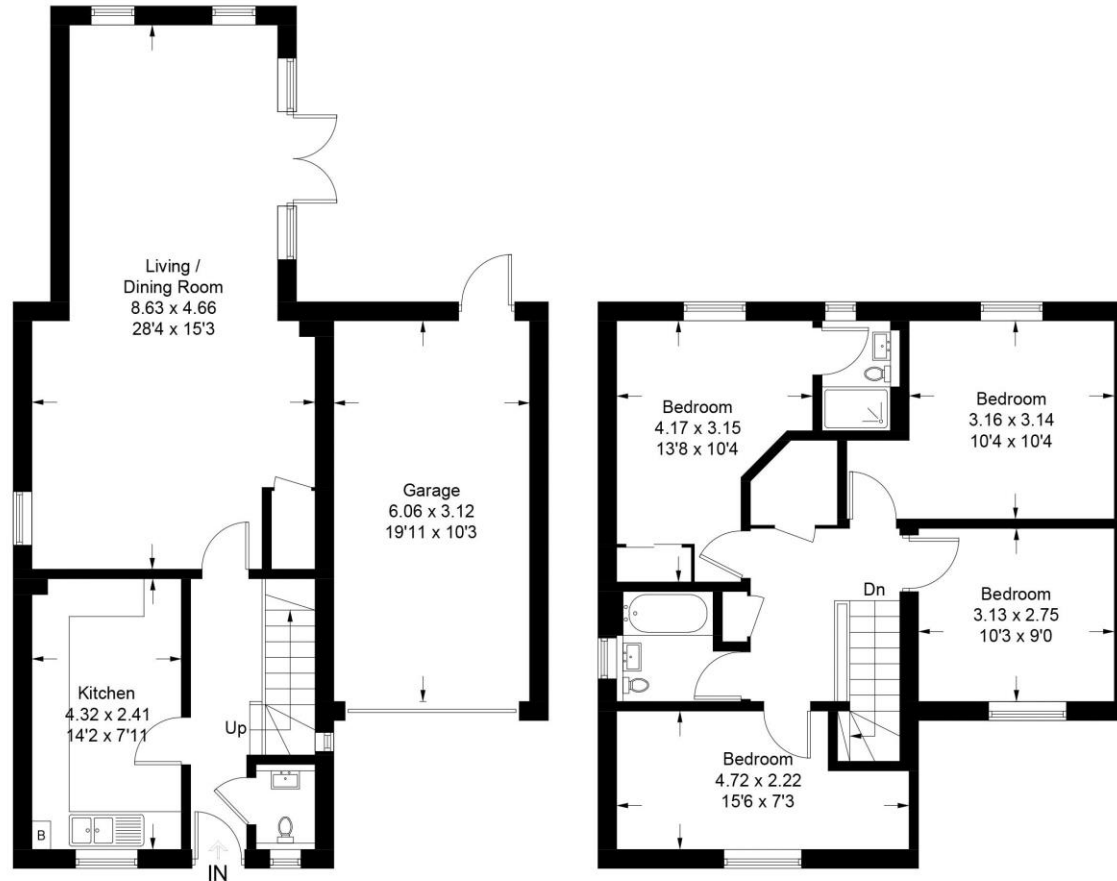




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Approximate Gross Internal Area = 113.4 sq m / 1221 sq ft
Garage = 19.2 sq m / 207 sq ft
Total = 132.6 sq m / 1428 sq ft



Ground Floor

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 © (ID1045520)

Estate Service Charge
£497.00 per annum as of
December 2022.

Utilities
All main services connected.

Heating Type
Gas fired central heating to
radiators.

EER
B.

Council Tax Band
F.



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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.