

GREEN &
CO

£530,000

52 Warmans Close

Wantage Oxfordshire OX12 9XT



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Description

Extended and much improved by the current owners this four bedroom detached family home features three reception rooms including a ground floor study, an ensuite shower room to the master bedroom, enclosed part walled gardens, double garage (with boarded storage over) and parking. Set in a cul-de-sac on the edge of Wantage but within walking distance of local amenities including Stockham Primary School, Ofsted rated outstanding and King Alfred's West Site the property is a family's dream catering to modern lifestyles with flexible accommodation.

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.



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what3words

w3w.co/regret.overt.pointed.

Tenure

Freehold.

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.

Utilities

All mains services connected.

Heating Type

Gas-fired central heating to radiators.

EER

C.

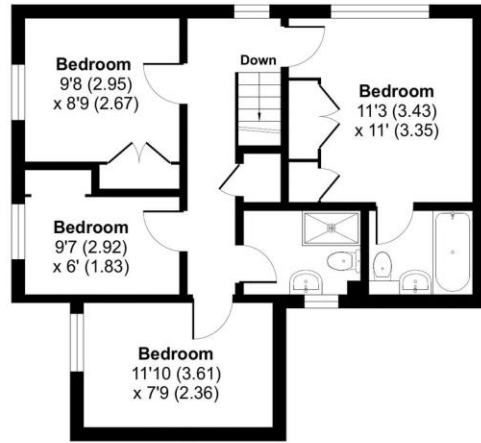




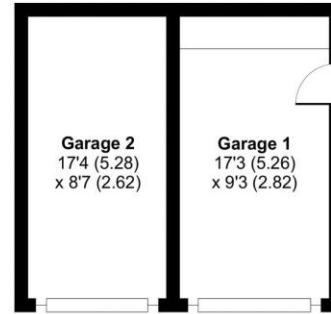
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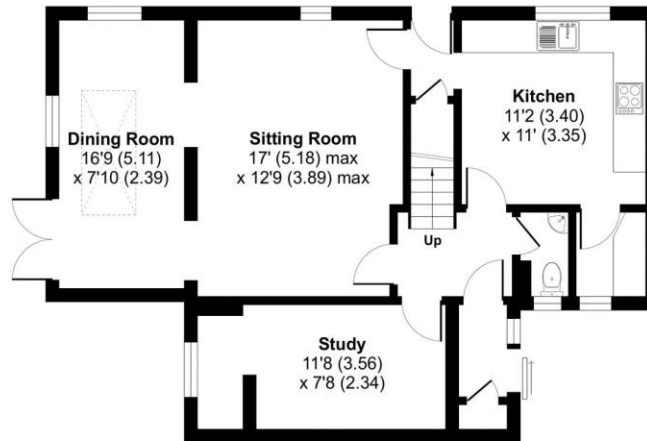
Approximate Area = 1348 sq ft / 125.2 sq m
Garage = 312 sq ft / 28.9 sq m
Total = 1660 sq ft / 154.1 sq m
For identification only - Not to scale



FIRST FLOOR



GARAGES



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2024. Produced for Green & Co. REF: 1154701



Council Tax Band
E.



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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

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