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Love
makes
a house
a home
♥

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Description

Built by Messrs Matthew Homes to their Finstock V2 house type this three bedroom link-detached family home is situated on a select development of similar calibre property on the edge of Wantage. With entrance hall, cloakroom, living room and kitchen diner on the ground floor, large master bedroom with ensuite shower room, two further bedrooms and family bathroom on the first floor the property features Karndene flooring in the hall and living room and tiled flooring in the kitchen and wet areas. With walled garden, carport, driveway parking and garage with light and power we strongly recommend a viewing to fully appreciate this lovely home.

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/script.recruiter.vouch](https://www.what3words.com/script.recruiter.vouch).

Tenure

Freehold.

Estate Service Charge

£277 per annum as of September 2024.

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





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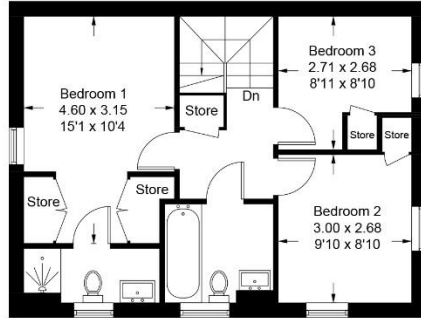
20 Badgers Drive, Wantage, OX12 9WJ

Approximate Gross Internal Area = 93.1 sq m / 1002 sq ft

Garage = 18.0 sq m / 194 sq ft

Total = 111.1 sq m / 1196 sq ft

(Excluding Carport)



First Floor



Ground 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 © (ID1128879)

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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

B.

Council Tax Band

D.

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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

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