



**7 ST MICHAEL'S
WANTAGE**





MONASTIC CALM IN PERFECT CENTRAL SETTING

Market Place c0.2 mile Didcot c8.9mile Oxford c14mile

4 Bedrooms - 2 Bath - 2nd Floor Work Area - c0.23Acre

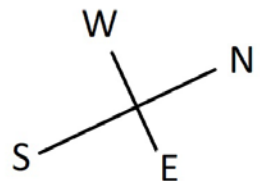
This fabulous (Grade 2 Listed) home was converted from the former priory some 40 years ago to create an exceptional home of immense style in what has become a safe haven, a quiet community within a few minutes walk of the Market Place. c2336sq ft Gas CH Council Tax Band G £3254.90 2020/21 2 Parking Spaces Current consent for 2nd floor bathroom & bedrooms

GUIDE PRICE: £775,000 Freehold

7 ST MICHAEL'S, PRIORY RD, WANTAGE. OX12 9DE

DIRECTIONS:By car: leave the Market Place at its south east corner towards Hungerford, Newbury Street. After 100yards turn first right into Church Street and follow this all the way past the church where it swings left and becomes Priory Road. After about 150yards take the second driveway on the right into St Michaels. On Foot: Leave the Market Place at its south west corner, passing the lovely Marmalade Cafe, walk across the churchyard and at the far side turn left into Priory Road. After about 150yards take the second driveway on the right into St Michaels and No.7 will be directly in front of you.

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7 ST MICHAEL'S, PRIORY ROAD, WANTAGE, OXON. OX12 9DE

GROSS INTERNAL FLOOR AREA (Approximate)

GROUND FLOOR: 872 sq ft, 81 sq m

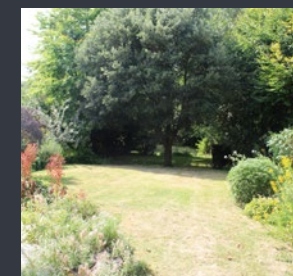
FIRST FLOOR: 840 sq ft, 78 sq m

SECOND FLOOR: 624 sq ft, 58 sq m

TOTAL: 2336 sq ft, 217 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



west
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