



Charlton House

Wantage, Oxfordshire



An impressive and substantial family house, well placed for excellent schools, communications and the town's Market Place.

Wantage Market Place 0.5 miles, Didcot 9 miles (London Paddington 45 minutes), Abingdon 11 miles, Hungerford 15 miles, Newbury 16 miles, Oxford 17 miles
(All distances and times approximate).



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Summary of accommodation

Main House

Ground Floor: Hall, sitting room, dining room, playroom, kitchen/breakfast/family room, cloakroom, utility room.

First Floor: Principal bedroom suite with dressing room | 2 further bedrooms | Family bathroom

Second Floor: Guest bedroom with shower room | 2 further bedrooms | Family bathroom

Garden and Grounds

Beautiful private gardens with garaging and office/studio over.

In all about 0.9 acres and 5,186 sq/ft.



Situation

(Distances and times are approximate)

Charlton House is an attractive town house situated close to the centre of Wantage, a thriving market town in the Vale of the White Horse on the fringe of the Berkshire Downs about 15 miles north of Hungerford and 17 miles south west of Oxford.



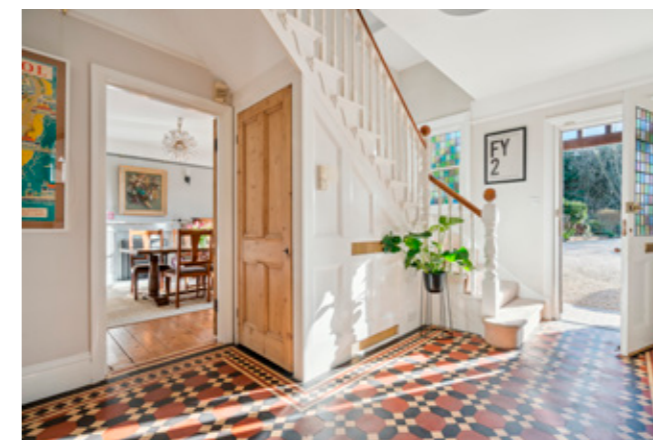
The town has a wide range of shops and leisure facilities including a Sainsbury's and Waitrose with more extensive facilities in Newbury and Oxford.



There are many well regarded state and independent schools in the area including King Alfred's Academy, Pinewood, St. Hugh's, Abingdon, St. Helen and St. Katharine and Radley.



Communications are excellent with good access to London via road or train. Didcot Parkway provides regular trains to London Paddington and take about 45 minutes.



Charlton House

Charlton House is believed to date from 1923; it is not listed and has been updated and extended by the current owners to create a spacious family home.

The accommodation has light, well-proportioned rooms with good ceiling heights over three floors.

There is an impressive kitchen with central island and bi-fold doors leading onto a sheltered terrace, ideal for outdoor entertaining. The adjacent breakfast/family room provides wonderful, open plan living space and has access to the garden via bi-fold doors.

There are three further reception rooms comprising a sitting room with open fire, a dining room and playroom.

Beyond the utility room is an integral garage with internal stairs leading up to a useful home office/studio.

On the first floor there is a south facing principal bedroom with adjacent shower room, dressing room, two further bedrooms and a family bathroom with shower.

There is a fantastic second floor with a guest bedroom and shower room, two further bedrooms and an additional bathroom.



Outside

The house is set back from Charlton Road and is approached via a shared drive with a pair of electric wooden gates leading to a gravelled drive with ample parking.

The attractive gardens are mainly laid to lawn with a variety of mature trees and shrubs which give the property a high degree of privacy.

The rear garden is wonderfully sheltered and secluded with direct access onto Coopers Lane to the east.

There is a double garage with electric doors and further single garage/store.

Property Information

Tenure: Freehold

Services: Mains electricity, water and drainage. Gas heating (2 boilers).

Directions: Heading east from the town centre, Charlton House is situated on Charlton Road (no.37) with the drive being on the right hand side.

Local Authority: Vale of White Horse District Council

Council Tax: Band G

EPC: D

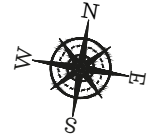
Postcode: OX12 8EP

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area
481.8 sq.m / 5,186 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank
274 Banbury Road
Summertown, Oxford
OX2 7DY
knightfrank.co.uk

I would be delighted to tell you more
Oliver Saxton
01865 264 862
oliver.saxton@knightfrank.com

Knight Frank
Ramsbury House
22 High St, Hungerford
RG17 0NF
knightfrank.co.uk

Rob Wightman
01488 682726
rob.wightman@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2025. Photographs and videos dated January 2025.

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