



DOUGLAS & SIMMONS



60, Harcourt Road,
Wantage, Oxfordshire

60 Harcourt Road, Wantage, Oxfordshire, OX12 7ES

Guide Price £500,000 Freehold

An attractive and spacious mature four bedroom semi detached house offered in excellent order throughout, having been in the ownership of the current family since 1983.

- No onward chain • Extended and spacious family home • Garage and driveway parking • Good sized well-kept gardens • Large sitting room with feature fireplace • Fabulous kitchen/dining/family room with partially vaulted ceiling • Ground floor wet room with WC • 4 bedrooms • Bathroom • Excellent order throughout



LOCATION

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.45mins).

DESCRIPTION

An attractive and spacious mature four bedroom semi detached house offered in excellent order throughout, having been in the ownership of the current family since 1983.

The property has been extended and improved over the years to provide spacious family accommodation, yet provides scope for further improvement if so desired. Offered to the market with the attraction of no ongoing chain.

The single storey rear extension provides a stunning kitchen/dining/family room with a natural stone floor, with further accommodation to include a large sitting room with a feature fireplace, as well as a ground floor wet room with WC, an entrance hall, rear hall with access to the garden and also the integral garage.

Outside there is a good sized garden to the front with ample parking leading to the garage. A further feature of note is the c.48' x 30' rear garden which is attractively landscaped. EER-D.

SERVICES

All mains services connected.
Gas central heating.

FLOOR AREA

1596.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND D



Harcourt Road, Wantage, OX12 7ES

Approximate Area = 1596 sq ft / 148.2 sq m (includes garage)

For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Douglas and Simmons Ltd. REF: 1017022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		60	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS TO OX12 7ES

SatNav to OX12 7ES and the property can be identified by our D&S For Sale board. What 3 words: [///stated.rules.deadline](http://stated.rules.deadline)

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- All measurements are approximate. **GRD/rd Harcourt**

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
 Douglas and Simmons

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