



DOUGLAS & SIMMONS



21, Old Canal View,  
Wantage, Oxfordshire

# BeeGee House, 21 Old Canal View, Wantage, Oxfordshire, OX12 9GL

Guide Price £575,000 Freehold

Built in 2016, this spacious detached family home enjoys an attractive location overlooking the old canal wooded copse, within walking distance of the town centre, local schools and amenities.

- Attractive energy efficient detached home • High quality garden pod • Single garage and parking to the side • Pleasant outlook over a wooded copse • 4 good sized bedrooms • En suite, family bathroom and ground floor WC • Kitchen/dining/family room • Sitting room • Study/playroom/music room/snug • Landscaped gardens



## 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

Built in 2016, this spacious, detached and energy efficient, family home enjoys an attractive location overlooking the old canal wooded copse, situated within walking distance of the town centre, local schools and amenities.

Major features of note include a spacious and well appointed kitchen/dining/family room, a separate sitting room as well as a study/playroom/music room/snug. The ground floor also benefits from a downstairs WC and a separate utility room.

To the first floor, there are four good sized bedrooms, the master benefitting from an en suite and built in sliding mirrored wardrobes, and there is also a modern family bathroom with a bath and a large shower cubicle.

Outside, there are gardens to the front overlooking the copse, with a drive leading to the large single garage. The rear garden is enclosed and smartly landscaped, and further benefits from the appealing addition of a very high quality garden pod, which the current owners utilise as work from home/lifestyle space. The property also benefits from the remainder of the build guarantee certification.

The vendors have specified that they will be taking the registered name BeeGee House with them and the property will revert to 21 Old Canal View.

EER- B.

### SERVICES

All mains services connected.

## FLOOR AREA

1998.00 sq ft

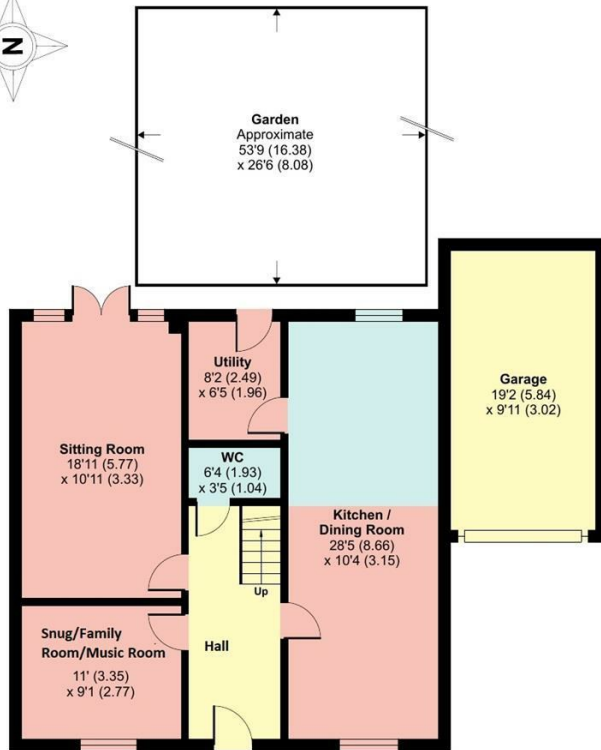
Vale of White Horse District Council

COUNCIL TAX BAND F

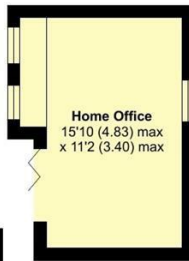


# Old Canal View, Wantage, OX12 9GL

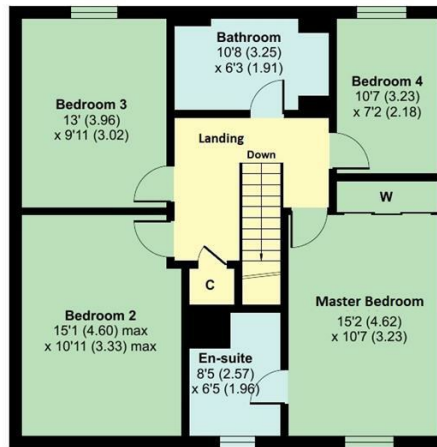
Approximate Area = 1644 sq ft / 152.7 sq m  
 Garage = 192 sq ft / 17.8 sq m  
 Outbuilding = 162 sq ft / 15.1 sq m  
 Total = 1998 sq ft / 185.6 sq m  
 For identification only - Not to scale



GROUND FLOOR



OUTBUILDING



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Douglas and Simmons Ltd. REF: 1077644

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## DIRECTIONS TO OX12 9GL

what3words: ///springing.spenders.character Where the property will be found as indicated by our D&S For Sale board.

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

### Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

- The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
- All measurements are approximate. **GRD/RD Old Canal View 01/2024**

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

www.  
 the  
 londonoffice.co.uk  
 40 ST JAMES'S PLACE SW1



25 Market Place  
 Wantage  
 Oxfordshire  
 OX12 8AE  
 Tel: 01235 766222  
 email: sales@douglasandsimmons.co.uk  
 www.douglasandsimmons.co.uk



26 Market Place  
 Wantage  
 Oxfordshire  
 OX12 8AE  
 Tel: 01235 766222

email: lettings@douglasandsimmons.co.uk  
 www.douglasandsimmons.co.uk

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.

