



DOUGLAS & SIMMONS



20, Elm Road, Charlton Heights

Wantage, Oxfordshire

20 Elm Road, Charlton Heights, Wantage, Oxfordshire, OX12 7EE

Guide Price £405,000 Freehold

A spacious and well appointed, four bedroom angled semi-detached house situated on this popular development in sought after Charlton Heights, within catchment of the popular Charlton Primary School.

• Extended 4 bed home • Landscaped gardens • Large single garage and side by side parking • 3 reception rooms • Refitted bathroom • Modern kitchen • Utility room and WC • Potential to extend further over the garage (STP), or potentially create an en suite facility. • In catchment for popular primary school • Gas central heating



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

A spacious and well appointed, three bedroom angled semi-detached house situated on this popular development in sought after Charlton Heights, within catchment of the popular Charlton Primary School.

The property has been extended to the ground floor to provide spacious and versatile family living, comprising of a generous living room, separate dining/family/garden room as well as a centrally positioned kitchen, study/office and a utility room with a WC.

To the first floor there are three bedrooms, all three of which are doubles in size, and there is also a modern refitted family bathroom and a snug/office space.

Outside, the property boasts beautifully landscaped gardens to both the front and rear, tapering to the rear to 52' with an area of terrace wrapping around the property where there is also side access. The property also affords a large attached single garage which has parking in front side by side for comfortably two vehicles on a smart block paved drive.

There is potential to extend further over the garage subject to the usual compliance. There is also a potential access point on the landing through the large walk in cupboard; this could also double up as a possible en suite as it is adjacent to the family bathroom.

An early inspection is recommended. It is worth noting that the vendors have identified a potential onward purchase through us which at the time of marketing has a complete chain. Please ask us for further clarification.

EER-D.

SERVICES

All mains services connected.

Gas fired central heating to radiators.

FLOOR AREA

1438.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND D



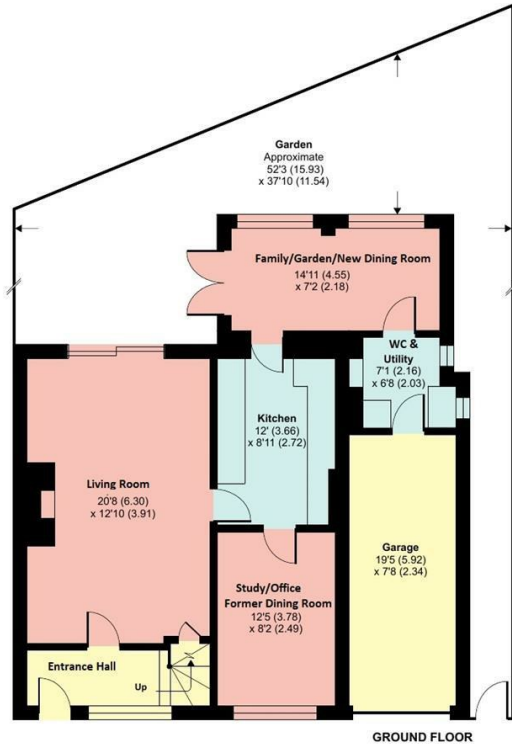
Elm Road, Wantage, OX12 7EE

Approximate Area = 1289 sq ft / 119.7 sq m

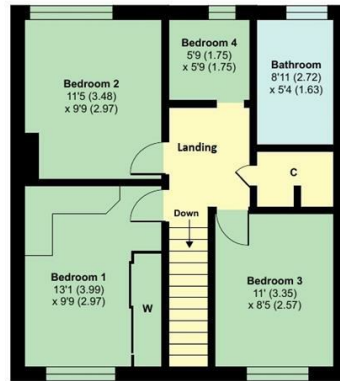
Garage = 149 sq ft / 13.8 sq m

Total = 1438 sq ft / 133.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Douglas and Simmons Ltd. REF: 1091749

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:-

1. 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.
2. 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.
3. 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.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate. **GRD/RD Elm Road.02.2024**

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.



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		
England & Wales	EU Directive 2002/91/EC	78

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 7EE

What3words: [///fillings.pure.funnel](https://www.what3words.com/#!/fillings.pure.funnel) As indicated by our D&S For Sale board.

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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