



DOUGLAS & SIMMONS



13, Roman Way,  
Wantage, Oxfordshire



# 13 Roman Way, Wantage, Oxfordshire, OX12 9YF

## Guide Price £475,000 Freehold

An attractive and spacious, four bedroom link detached house, situated in this sought after and established development, offered sale in excellent order.

• Garage and parking for 2 vehicles side by side • No through road location • Attractively designed link detached house • Master bedroom with en suite • Built in wardrobes to 3 bedrooms • Enclosed private garden • Gas central heating • Living room and separate dining room • Kitchen/breakfast room with utility area, plus cloakroom to hall



### 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, four bedroom link detached house, situated in this sought after and established development, offered sale in good order. The accommodation comprises a spacious entrance hall with stairs rising to the first floor incorporating a downstairs cloakroom, a generous sitting room with a bay window to the front aspect opening through to a dining room, which has doors leading onto the rear garden.

The ground floor is completed with a comprehensively fitted kitchen/breakfast room with a utility area and breakfast island, benefitting also from a door to the integral garage.

To the first floor there is a master bedroom overlooking the rear aspect which benefits from built in wardrobes and an en suite bathroom, there are two further good sized bedrooms both with built in wardrobes, as well as a fourth bedroom with a storage cupboard, and a modern family bathroom.

Situated at the end of a no-through road the property has driveway parking side by side for two vehicles and also an area of front garden, which could also be incorporated to further parking, subject to the usual permissions. At the rear is a private and enclosed garden, mainly laid to lawn incorporating an area of paved patio with useful pedestrian side access.

### SERVICES

All services connected.  
Gas fired central heating.  
EER-C.

## FLOOR AREA

1435.00 sq ft

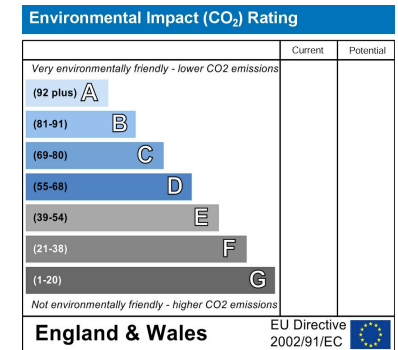
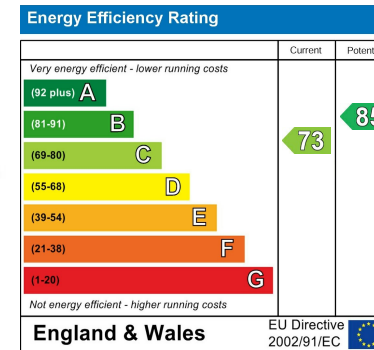
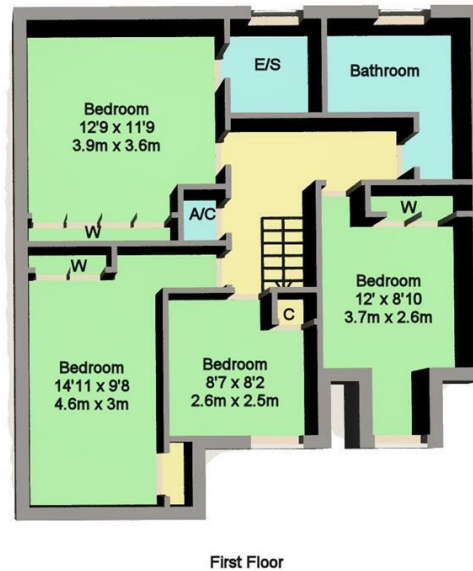
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COUNCIL TAX BAND E





13 Roman Way Wantage

1435 sq ft (133sq m) approx  
gross internal



**DIRECTIONS TO OX12 9YF**  
what3words: ///stumos.pass.storybook

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.

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**Viewing strictly by appointment with the agents**  
**Douglas and Simmons**



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