



DOUGLAS & SIMMONS



8, Rolls Court,  
Wantage, Oxfordshire



# 8 Rolls Court, Wantage, Oxfordshire, OX12 9AE

## Guide Price £365,000 Freehold

A stylish and very well presented, three bedroom end of terrace property situated a convenient distance from the town centre in this quiet tucked away location.

- Private attractively landscaped south westerly facing garden
- Tucked away location close to the town centre
- Very well presented throughout
- Garage and 2 parking spaces
- Living room with woodburner
- Modern fitted kitchen with dining area
- Utility room and cloakroom
- 3 bedrooms
- En suite
- Family bathroom



### 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 stylish and very well presented, three bedroom end of terrace property situated a convenient distance from the town centre in this quiet tucked away location.

The accommodation provides an entrance porch opening to a good sized living room with a contemporary woodburner, a well-appointed kitchen/dining room with doors to the garden, in addition to a utility area and a downstairs cloakroom.

To the first floor there are three good sized bedrooms, one with an en suite shower room, as well as a separate family bathroom.

The property has an attached garage with parking to the front for two vehicles. The rear garden is a particularly attractive feature of this home having been the subject of extensive landscaping, offering a tranquil and private outdoor space with a sunny south westerly facing aspect. EER-C.

An early inspection is recommended to fully appreciate this wonderful house.

### SERVICES

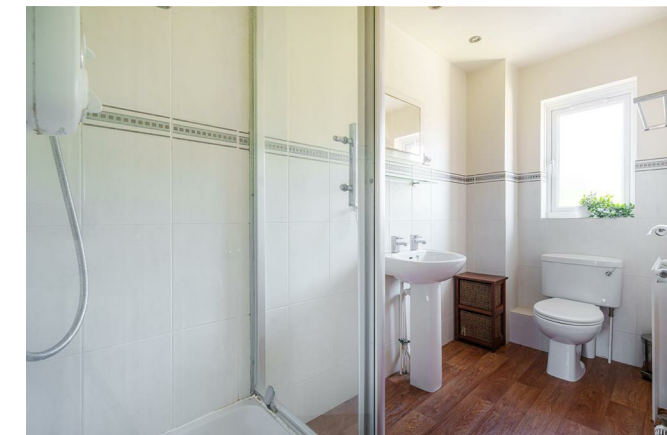
All mains services connected.  
Gas central heating.

### FLOOR AREA

1036.00 sq ft

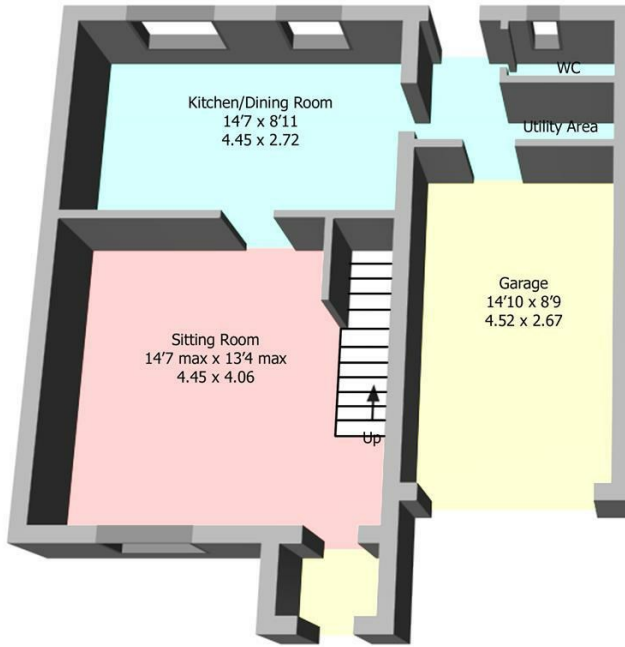
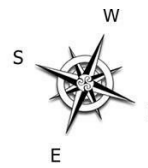
Vale of White Horse District Council

COUNCIL TAX BAND D

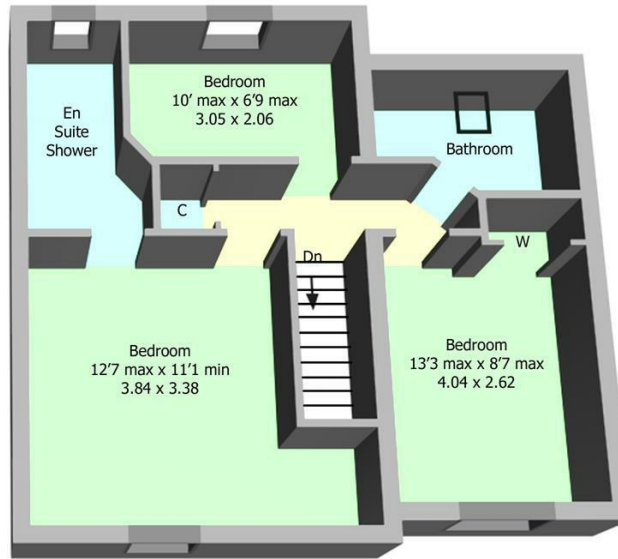


8 Rolls Court  
Wantage  
1036 sq.ft. approx. (inc. Garage)  
96 sq.m. approx.

For illustrative purposes only. Not to scale.  
Plan indicates property layout only.



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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 9AE

SatNav to OX12 9AE as identified by our D&S For Sale board. What 3 words: [///cocons.tilts.divides](http://cocons.tilts.divides)

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  
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- 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. **2484 09.2023**

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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