



DOUGLAS & SIMMONS

91, Hamfield,  
Wantage, Oxfordshire





# 91 Hamfield, Wantage, Oxfordshire, OX12 9EG

## Guide Price £340,000 Freehold

An attractive, mature and well presented, bay fronted three bedroom circa 1950's property situated in this popular road within Wantage, offered to the market with the benefit of no ongoing chain.

- No onward chain • Extended to the rear on the ground floor • Potential to extend further • Parking for a number of vehicles • Tidily presented • Good sized garden • 2 reception rooms • 3 bedrooms • 2 bathroom facilities • Close to the centre of town



### 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, mature and well presented, bay fronted three bedroom circa 1950's property situated in this popular road within Wantage, offered to the market with the benefit of no ongoing chain.

The property has been extended to the rear on the ground floor to provide an extended dining room/family room and a generous shower room, and offers additional potential to be extended further or reconfigured. The current accommodation comprises of an entrance hall with stairs to the first floor, good sized sitting room with bay window to the front aspect, kitchen with utility area and pantry cupboard, extended dining room with French doors to the garden and a generous ground floor shower room. Rising to the first floor there is a master bedroom also with a bay window, featuring a modern and comprehensive range of fitted bedroom furniture and wardrobes, a second double bedroom, third single and a modern family bathroom. Further benefits include Georgian style uPVC double glazed windows and external doors.

Outside, to the front of the property there is a block paved style driveway providing parking for a number of vehicles to the side and front, leading through to the side to a covered porch area to the rear garden, there is an option to purchase a further 20' of rear garden which is private and mainly laid to lawn currently C. 42' x 28', EER-C.

### SERVICES

All mains services connected.  
Gas fired central heating.

### FLOOR AREA

1145.00 sq ft

Vale of White Horse District Council

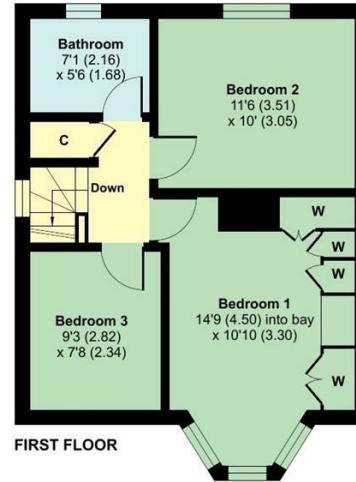
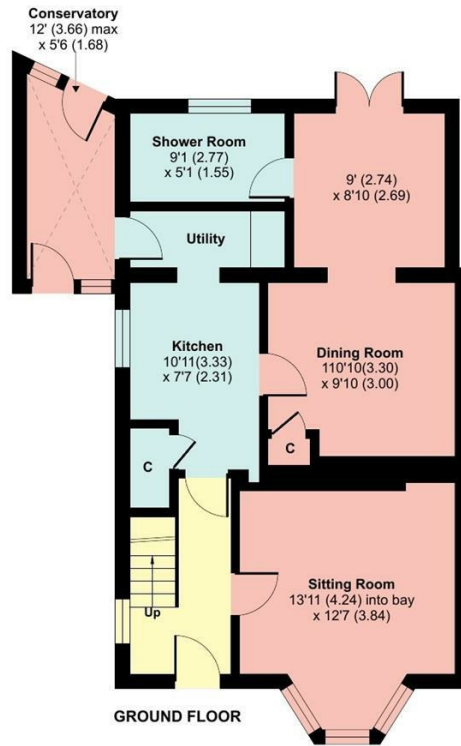
COUNCIL TAX BAND C



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Approximate Area = 1145 sq ft / 106.3 sq m

For identification only - Not to scale



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	

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 9EG

Sat Nav to OX12 9EG where the property can be found on the right as identified by our D&S For Sale board. What 3 Words: ///boxer.infringe.dignitary

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: 1006262

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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- All measurements are approximate. GRD/rd Hamfield

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

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