



Furzewick Barn
Wantage, Oxfordshire OX12 8NG



A stunning barn style architect designed property, situated in an enviable location on the edge of Wantage and at the foot of the Berkshire downs, enjoying a breathtaking position affording panoramic views in all directions.

- Individual architect designed property
- Panoramic views to the Ridgeway
- Private semi-rural position on the edge of Wantage
- Large detached garage and parking for a number of vehicles
- Large gardens to 3 sides (additional land acquired)
- Stunning first floor living room with balcony
- Master suite
- 2 further bedrooms
- Super kitchen/dining/family room with bi-fold doors to two sides and a woodburner
- Boot room

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.40mins).





THE PROPERTY

A stunning barn style architect designed property, situated in an enviable location on the edge of Wantage and at the foot of the Berkshire downs, enjoying a breath-taking position affording panoramic views in all directions.

Constructed to a high specification and an exacting standard in c.2010, this individual property has recently benefited from the acquisition of some additional garden land which enhances the property further.

Arranged over two floors, the clever design and layout takes full advantage of the private countryside position with a stunning first floor vaulted living room featuring a large balcony to enjoy the uninterrupted views, and a superb ground floor kitchen/dining/family room which has an abundance of glazing to two sides, as well as bi-fold doors and a contemporary woodburning stove.

The accommodation on the first floor is further complemented with a luxurious master suite featuring a dressing room and a high quality en suite; there are also two further bedrooms of generous proportions on the ground floor, one also has an en suite facility and there is a separate bathroom. One of the bedrooms is currently being used as a gym/office highlighting the flexibility of the accommodation. A purposeful boot room completes the accommodation.

Outside the property benefits from parking for a number of vehicles and a larger than average detached garage. The extensive gardens wrap around three sides of the barn; to the south c.52' x 45' and predominantly east c.185' x 57' max (to the east is in the process of being acquired from the adjacent landowner), adjoining farmland which travels up to the Ridgeway, and also to the front c.92' x 23' plus 10' of bridleway.

DISTANCES (All distances are approximate)

Wantage 1.6 miles (A338)

Abingdon 12 miles (A338)

Hungerford 12.6 miles (A338)

Didcot Parkway 10.6 miles (A417) London Paddington c.40 mins

Oxford 16 miles (A420 or A34)

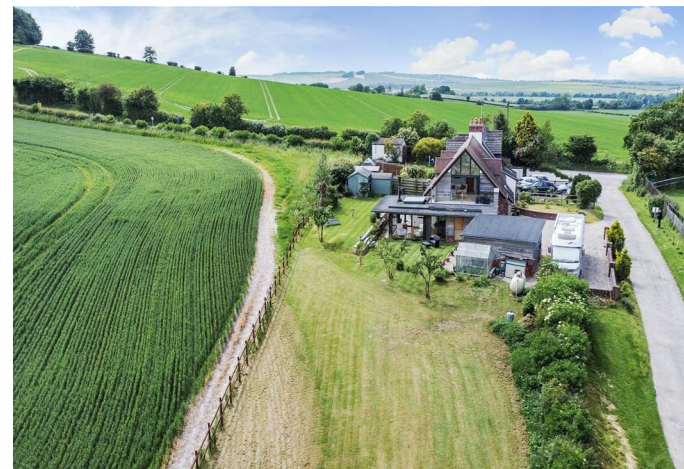
M4 9.9 miles (J14)

Swindon 25.7 miles (A338, M4)

Newbury 16.8 miles (A338, B4494)

Reading 32.3 miles (A338, M4)

Bath 59.9 miles (M4)







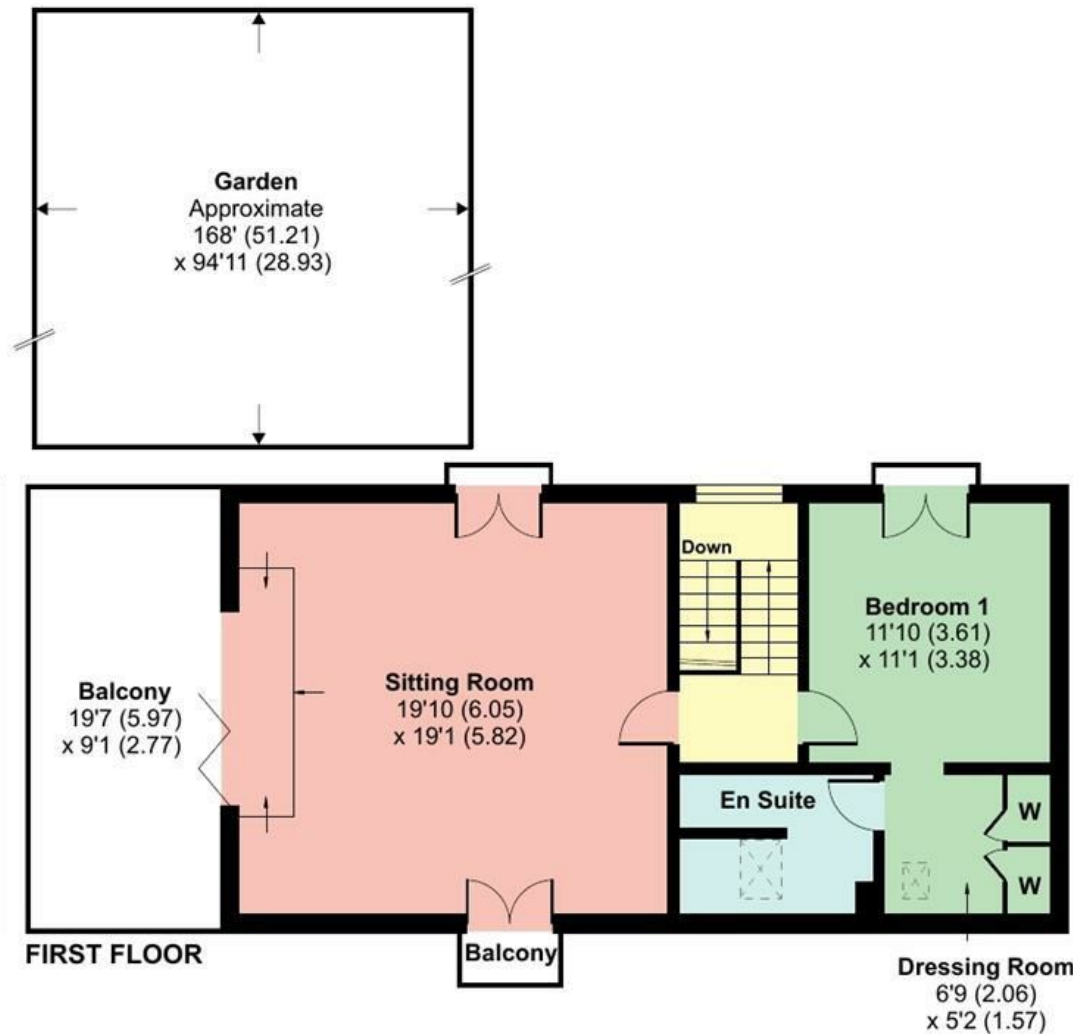
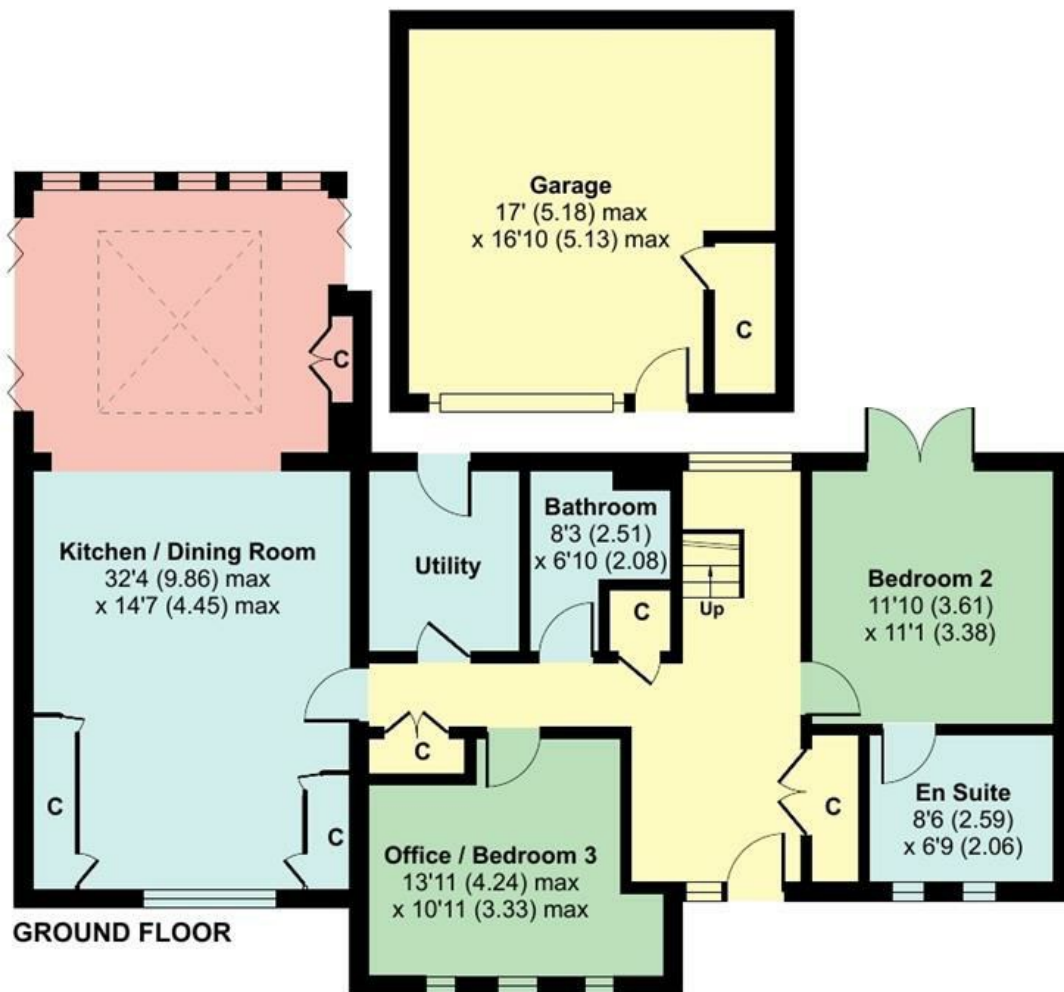
Manor Road, Wantage, OX12 8NG

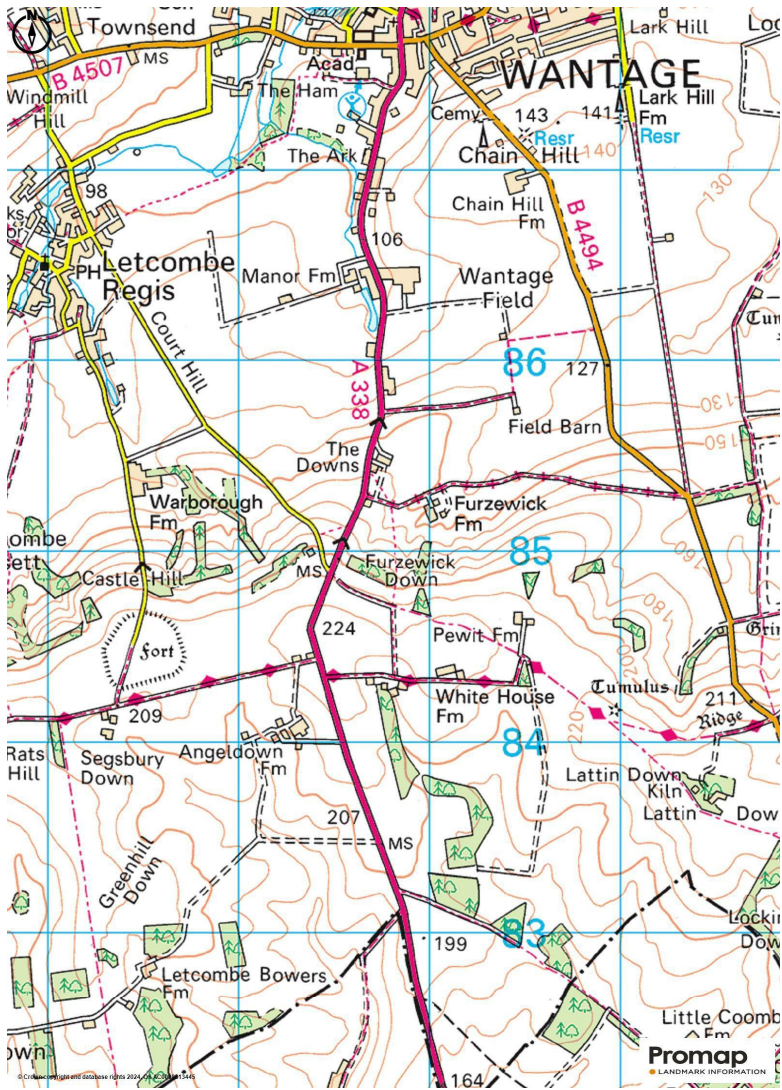
Approximate Area = 1860 sq ft / 172.7 sq m

Garage = 286 sq ft / 26.5 sq m

Total = 2146 sq ft / 199.2 sq m

For identification only - Not to scale





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(91-94) A		(10-14) B	
(85-90) B		(15-18) C	
(79-84) C		(19-24) D	
(73-78) D		(25-29) E	
(67-72) E		(30-34) F	
(61-66) F		(35-39) G	
(55-60) G		(40-44) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

DIRECTIONS to OX12 8NG
 what3words:///devoured.elevator.blast
 Sat Nav to OX12 8NG

COUNCIL TAX

Band C Year £2,061.73 2024/2025
 Vale of White Horse District Council

SERVICES

Mains electricity connected. Private drainage and water supply. LPG heating, under floor to the ground floor and radiators to the 1st floor. Fibre broadband connection in the area.

CONTACT

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VIEWINGS

Viewings strictly by prior appointment with the sole selling agents Douglas and Simmons, open 6 days a week for viewings.

FURZEWICK BARN <https://my.matterport.com/show/?m=iZK4XbL5KJg>

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