



DOUGLAS & SIMMONS

14, Poppy Road,  
Wantage, Oxfordshire

# 14 Poppy Road, Wantage, Oxfordshire, OX12 7FY

## Guide Price £675,000 Freehold

Welcome to this stunning new build property located on Poppy Road in Wantage! This stunning almost new build detached house is a true gem waiting to be discovered. Boasting a spacious 2,204 sq ft of accommodation, this striking three-storey property offers ample space and versatility for comfortable living.

- 5 bedrooms, 2 en suites • Garage and parking • Energy efficient home built in 2022 • Stunning kitchen/dining/family room with integrated appliances • Living room • Ground floor WC • Utility room • Enclosed garden • Immaculate order throughout • Near to local schools



### 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).

## DESCRIPTION

Welcome to this stunning new build property located on Poppy Road in Wantage! This stunning almost new build detached house is a true gem waiting to be discovered. Boasting a spacious 2,204 sq ft of accommodation, this striking three-storey property offers ample space and versatility for comfortable living.

As you step inside, you'll be greeted by a modern and stylish interior, featuring five double bedrooms, two en-suite facilities, a family bathroom, utility room, and a ground floor WC.

The highlight of this property is the stunning kitchen/dining/family room, perfect for hosting gatherings with friends and family.

The property also includes a garage and parking, in addition to a lovely turfed garden with an area of patio where you can relax and unwind.

Located in a desirable area of Wantage, this luxury contemporary home offers the perfect blend of comfort and style. Don't miss out on the opportunity to make this house your new home!

### SERVICES

All mains services connected.  
Gas fired central heating.

### FLOOR AREA

2204.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND F



# Poppy Road, Wantage, OX12 7FY

Approximate Area = 2001 sq ft / 185.8 sq m  
 Garage = 203 sq ft / 18.8 sq m  
 Total = 2204 sq ft / 204.6 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	93
(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 7FY

What3words:///scrap.lollipop.hopping



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Douglas and Simmons Ltd. REF: 1149868

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- All measurements are approximate. GRD/rd 07.2024

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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