



DOUGLAS & SIMMONS



44, Segsbury Road,  
Wantage, Oxfordshire



# 44 Segsbury Road, Wantage, Oxfordshire, OX12 9XP

## Guide Price £320,000 Freehold

Situated in the sought-after Segsbury Road, Wantage, this fantastic home offers a delightful blend of comfort and practicality. Boasting three bedrooms, a spacious living/dining room with a feature fireplace, and a convenient study/family room, this property is perfect for families or those needing extra space.

- Near to good local schools • 2 parking spaces • Energy efficient with the addition of owned solar panels • 2 reception rooms • 3 bedrooms • 2 bathrooms • Enclosed low maintenance garden with shed • Gas central heating • Cul de sac position • Beautifully presented



### 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

Situated in the sought-after Segsbury Road, Wantage, this fantastic home offers a delightful blend of comfort and practicality. Boasting three bedrooms, a spacious living/dining room with a feature fireplace, and a convenient study/family room, this property is perfect for families or those needing extra space.

There is a modern kitchen, bathroom, and an additional shower room providing added convenience for family or guests. While the energy-efficient rating of B and the presence of solar panels ensure both eco-friendliness and cost-effectiveness. With a generous 1,161 sq ft of space, there is ample room for all your needs.

Convenience is key with off-street parking for two vehicles, making coming home a breeze. The low-maintenance rear garden, complete with a handy shed, offers a retreat for relaxation or al fresco dining.

Situated in a popular residential area close to excellent local schools, this property is ideal for families looking to settle in a welcoming community. Don't miss the opportunity to make this house your home sweet home in the heart of Wantage.

### SERVICES

All mains services connected.

Gas fired central heating.

Broadband connection available, please check availability and speed requirement.

EER-B.

### FLOOR AREA

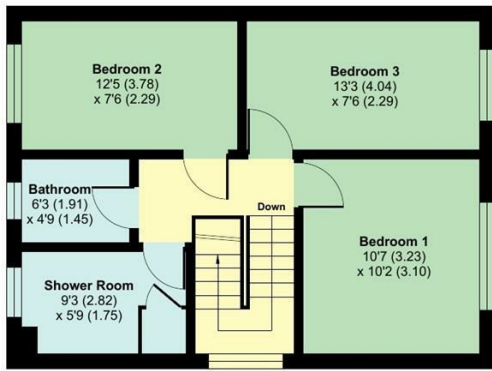
1161.00 sq ft

Vale of White Horse District Council

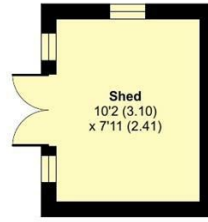
COUNCIL TAX BAND D



# Segsbury Road, Wantage, OX12 9XP

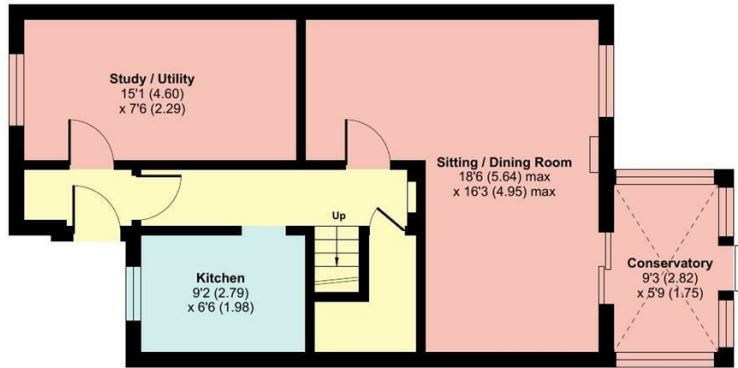


FIRST FLOOR

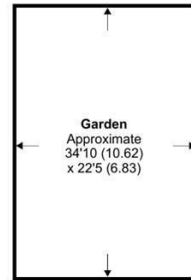


OUTBUILDING

Approximate Area = 1080 sq ft / 100.3 sq m  
 Outbuilding = 81 sq ft / 7.5 sq m  
 Total = 1161 sq ft / 107.8 sq m  
 For identification only - Not to scale



GROUND FLOOR



Garden  
 Approximate  
 34'10 (10.62)  
 x 22'5 (6.83)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	90
(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 9XP

what3words:///lighters.smarting.fattening

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: 1152182

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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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