



DOUGLAS & SIMMONS



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FOR SALE
01235 766222

11, Chapel Close,
Wantage, Oxfordshire

11 Chapel Close, Wantage, Oxfordshire, OX12 7DY

Guide Price £500,000 Freehold

This superbly presented four bedroom house with a double garage enjoying a tucked away position, being the only one of its type and largest on this highly sought after and prestigious development.

- Beautifully presented 4-bedroom home
- Kitchen/dining room with refitted kitchen
- Spacious and light living room with adjoining large conservatory/garden room
- Parking for two in front of the double garage plus hardstanding at the front
- Spacious double garage adjoining the garden
- Master bedroom with en-suite
- 3 other bedrooms (two large doubles)
- 2 bathrooms and a downstairs WC
- Corner plot garden
- Well placed for Wantage town centre and amenities



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

This superbly presented four bedroom house being the only one of its type and the largest on this highly sought after and prestigious development, enjoying a unique tucked away position.

The property is beautifully presented throughout and offers many attractive features including a good-sized light and spacious living room, as well as a generous and well-appointed kitchen/dining room; the kitchen has been refitted to a good standard and includes built-in appliances. The ground floor is completed with a high quality conservatory/garden room and a cloakroom.

To the first floor there are four good-sized bedrooms, the master has an en-suite shower room, and there is also a family bathroom with a shower over the bath.

The property enjoys a good sized and private corner plot garden, laid to low maintenance artificial grass and an area of decking, with a long-established usage of space to the front providing additional parking at the property (despite not having official highways permission); as well as a generous double garage adjoining the rear garden with a pedestrian door into the garden, which has two further parking spaces in front of the garage.

A truly unique and one off opportunity a viewing is highly recommended to appreciate this wonderful home.

SERVICES

All mains connected

Gas fired central heating (boiler replaced c.5 years ago)

EER-D

FLOOR AREA

1683.00 sq ft

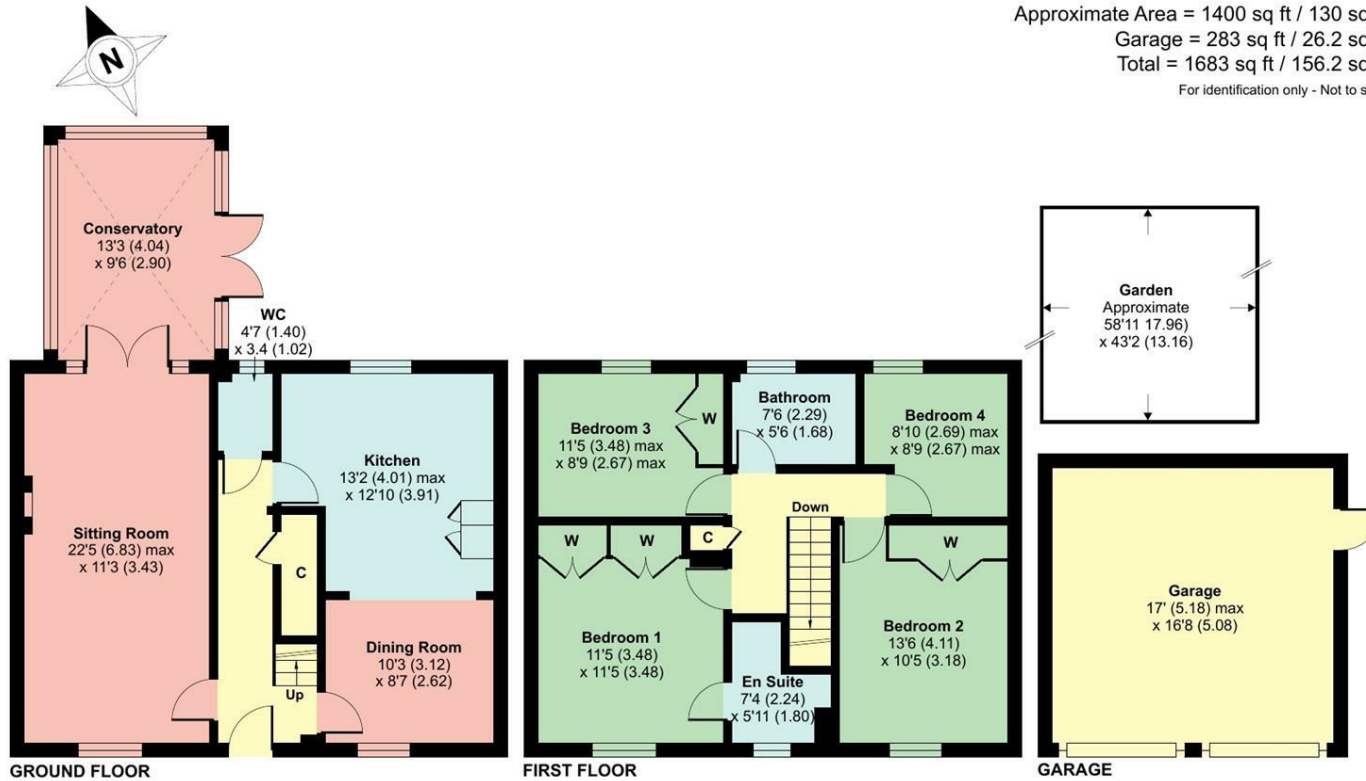
Vale of White Horse District Council

COUNCIL TAX BAND E



Chapel Close, Wantage, OX12 7DY

Approximate Area = 1400 sq ft / 130 sq m
 Garage = 283 sq ft / 26.2 sq m
 Total = 1683 sq ft / 156.2 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			
		71	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS TO OX12 7DY

what3words:///hits.throat.clef As indicated by our D&S 'For Sale' board.

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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 Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

- 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.
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- All measurements are approximate. **GRD Chapel Close**

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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