



DOUGLAS & SIMMONS



28, Witan Way,
Wantage, Oxfordshire

28 Witan Way, Wantage, Oxfordshire, OX12 9HD

Guide Price £425,000 Freehold

Coming to market for the first time since the property was built in 1967, a spacious and versatile link detached 4 bed family home, which enjoys an enviable location overlooking a green to the front with vehicular access to the rear.

• No onward chain and with vacant possession • Single garage with ample parking • Large c.60' x 31' rear west facing garden and c.31' x 28' front garden • Overlooking wide green space • Potential to convert the garage and storage areas • Kitchen • 4 good sized bedrooms (3 doubles and a large single) • Sitting room and dining room • Gas central heating • On market for first time since 1967



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 spacious and versatile link detached house coming to the market for the first time since built in 1967, enjoying an enviable location over looking a green to the front, with vehicular access to the rear and the garage via Tinkerbush Lane.

The property affords many unique features not least are the very spacious rooms throughout, with four good sized bedrooms and a modern family bathroom.

To the ground floor, there is a separate sitting room and dining room leading to the kitchen, which gives access to the large single garage, as well as an enclosed courtyard and storage building, providing excellent potential for conversion to further accommodation, subject to the usual consents.

One of the attractive features of the property is the pleasant outlook over the green from the c.31' x 28' front garden. There is also a large c.60' x 31' rear garden with a westerly facing aspect and a driveway providing parking for for 2/3 vehicles. Offered for sale with the benefit of no onward chain.

SERVICES

All mains services connected.
Gas fired central heating.
EER-D.

FLOOR AREA

1608.00 sq ft

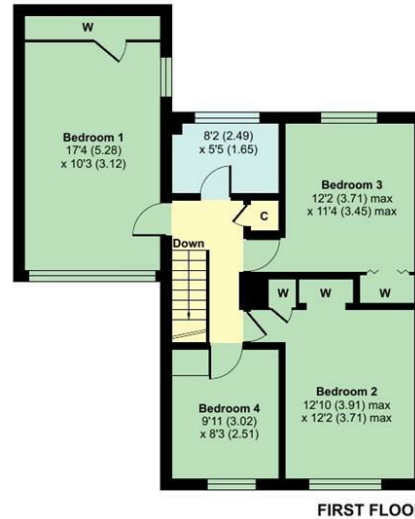
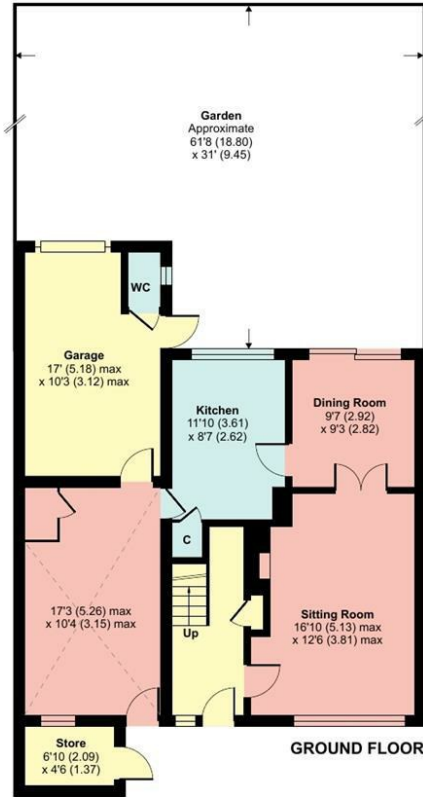
Vale of White Horse District Council
COUNCIL TAX BAND E





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Approximate Area = 1401 sq ft / 130.1 sq m
Garage = 176 sq ft / 16.3 sq m
Store = 31 sq ft / 2.8 sq m
Total = 1608 sq ft / 149.2 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			
		62	80
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 9HD

what3words: ///suggested.acrobats.workbench 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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- All measurements are approximate. GRD/rd Witan Way 09.2024

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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