



DOUGLAS & SIMMONS



7, Hallett Close,
Wantage, Oxfordshire

7 Hallett Close, Wantage, Oxfordshire, OX12 8EJ

Guide Price £435,000 Freehold

On market for the first time since being built in 1998. This spacious, detached 3 bed, is filled with spacious accommodation upstairs and downstairs with an attractive outlook both to the front and rear.

- Detached property in scenic cul-de-sac • 3 double bedrooms • En-suite and family bathroom • Parking for two cars off road including garage • Private rear garden • Well placed for Wantage town and local amenities • Bright and spacious living rooms



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

Situated in this very select close of exclusively detached properties, c.13 in total. This well presented 3 bedroomed detached house is coming to the market for the original owners who bought from new in 1998. Situated at the end of the close, enjoying an attractive outlook, to the front and rear. The property is also very convenient for access to the town centre.

To the 1st floor there are 3 good sized bedrooms, one with an en-suite and a family bathroom. The ground floor accommodation comprises a sitting room, separate dining room as well as a kitchen breakfast room. The private rear garden is westerly facing adjoining the single garage with parking to the front for 1 vehicle.

SERVICES

All mains services connected
Gas fired central heating
EER-D

FLOOR AREA

1161.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND E



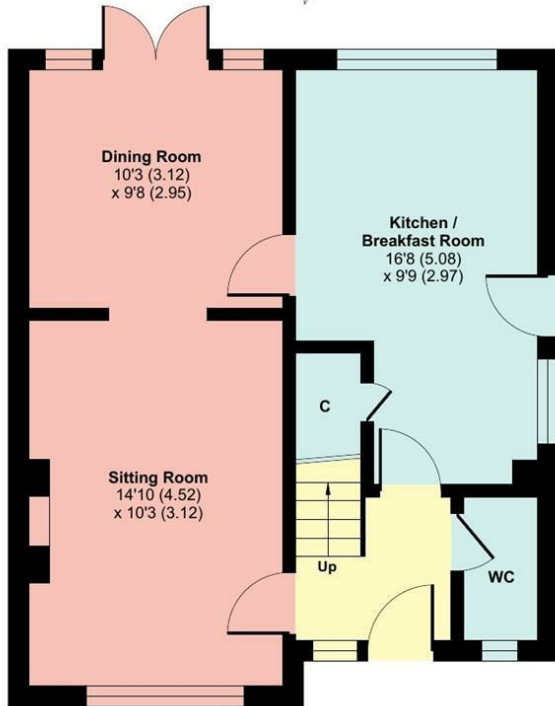
Hallett Close, Wantage, OX12 8EJ

Approximate Area = 996 sq ft / 92.5 sq m

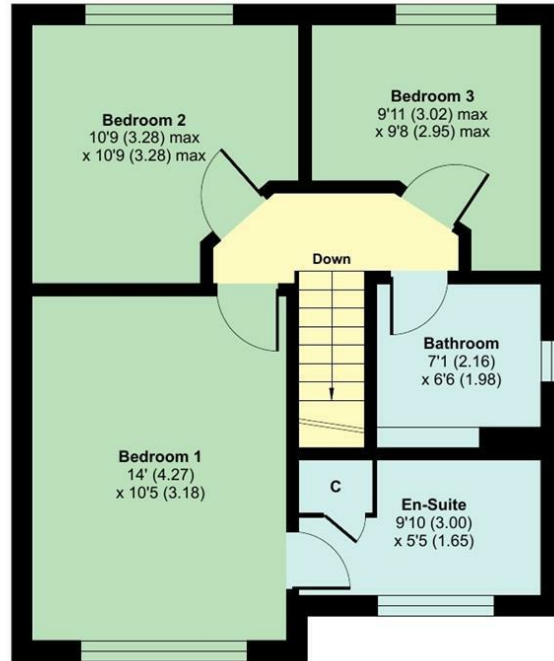
Garage = 165 sq ft / 15.3 sq m

Total = 1161 sq ft / 107.8 sq m

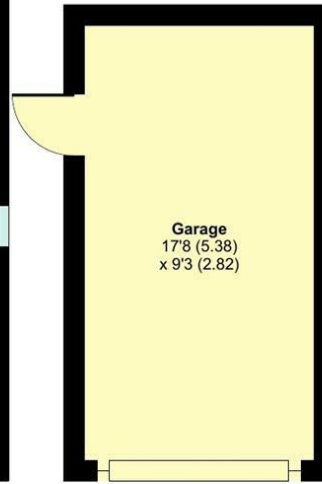
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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	74
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

DIRECTIONS TO OX12 8EJ

what3words:///musical.options.paramedic

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.

Important Notice

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- All measurements are approximate. GRD/IA 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

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1



25 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: sales@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk

26 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222

email: lettings@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk



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