



DOUGLAS & SIMMONS



10, Copperfield Close,  
Wantage, Oxfordshire



# 10 Copperfield Close, Wantage, Oxfordshire, OX12 9YD

## Guide Price £400,000 Freehold

A much improved, and spacious 3 bed property with ample parking to the front of the property and the side, plus a private rear garden and single garage.

- Much improved 3 bedroom property (2 doubles) • Potential 4th double bedroom space downstairs • Detached • Ample parking to the front and side • Bright and spacious living room • Large kitchen with attached utility • Single garage • Family bathroom and downstairs WC • Well placed for Wantage town 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

A much improved and extended 3 bedroom detached house, situated in this quiet and sought after close. To the 1st floor there are 3 good sized bedrooms and a bathroom. The extensive ground floor accommodation provides a number of separate rooms including a potential fourth bedroom with an adjoining WC. Also, there is a separate sitting room, a study hall as well as a refitted, spacious kitchen breakfast room, leading to a utility. Added attractions include ample parking to the front and side, leading to the garage with a good sized and private rear garden.

## SERVICES

All mains services connected  
Gas central heating  
EER - D

## FLOOR AREA

1327.00 sq ft

Vale of White Horse District Council  
COUNCIL TAX BAND D



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Approximate Area = 1191 sq ft / 110.6 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Total = 1327 sq ft / 123.2 sq m

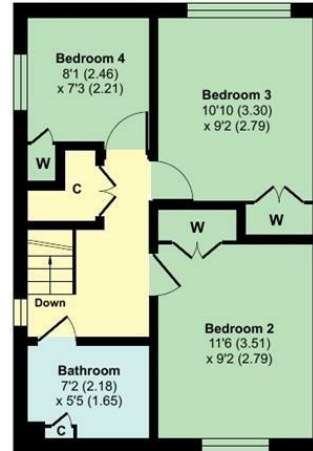
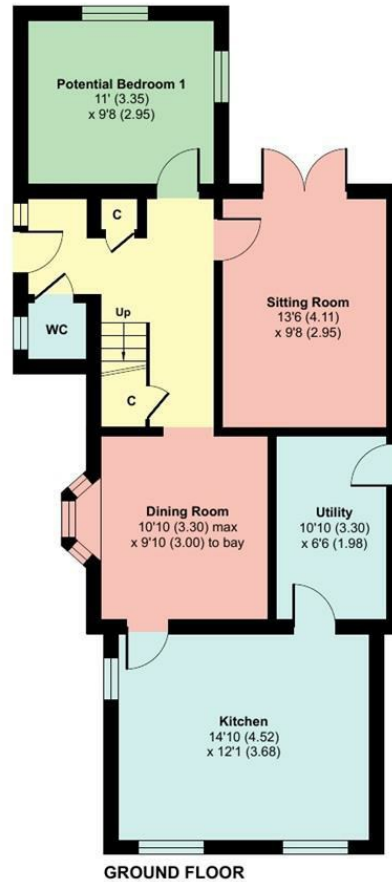
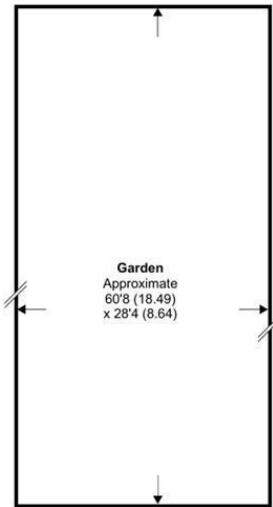
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		67	
(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	

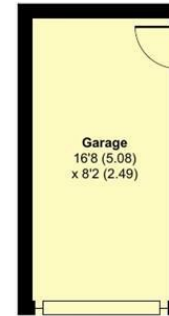
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## DIRECTIONS TO OX12 9YD

what3words:///speeded.rewarded.enter As indicated by our D&S 'For Sale' board.



FIRST FLOOR



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

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.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- All measurements are approximate.

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.



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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