



Saddlings, Trinder Road,
Wantage, Oxfordshire

Saddlings Trinder Road, Wantage, Oxfordshire, OX12 8EE

Guide Price £650,000 Freehold

This substantially improved individual four bed detached family has been finished to a high standard throughout.

- Kitchen/Dining Family room • Substantially improved throughout • Rear Garden c. 69' x 42' • Driveway parking • Master bedroom with en suite bathroom and dressing room • 3 further bedrooms • Family bathroom • Mature enclosed rear garden and covered patio area • Close to Wantage town centre



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

This substantially improved individual four bed detached family has been finished to a high standard throughout. Major features of note include a sitting room with oak floors and wood burner. A stunning kitchen diner family room is the focal point of the house with quartz work tops built in appliances leading to the large utility and downstairs WC and the remaining 2/3rds of the garage. The ground floor is completed with a large entrance hall featuring an attractive remodelled frontage.

To the first floor there are 4 good sized bedrooms, including a large master suite with an ensuite and dressing room. There is also a separate family bathroom. Both bathrooms have been refitted to a good specification. Outside to the front there is parking for a number of vehicles. The rear garden is a particular feature c.62' x 49' which is both mature and well stocked with a feature enclosed patio area.

EER - C

SERVICES

All main services connected
Gas fired central heating to radiators

FLOOR AREA

1815.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND G



Trinder Road, Wantage, OX12

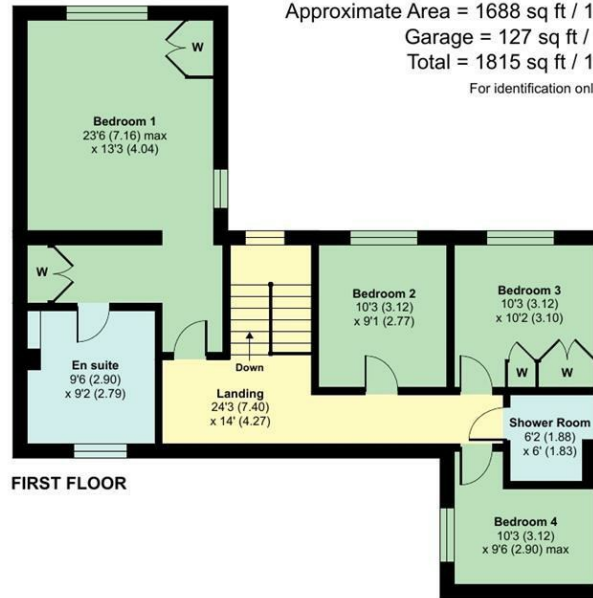
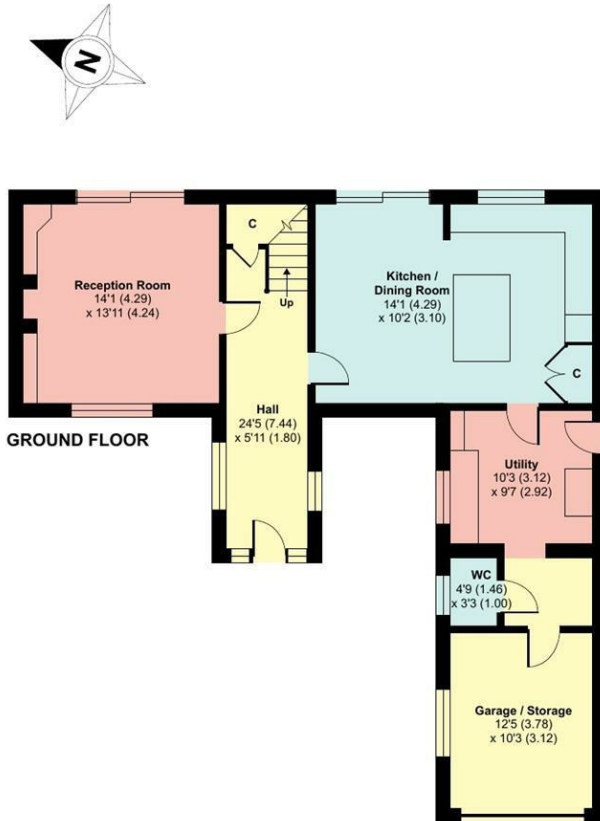
Approximate Area = 1688 sq ft / 156.8 sq m
Garage = 127 sq ft / 11.8 sq m
Total = 1815 sq ft / 168.6 sq m
For identification only - Not to scale

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		
England & Wales	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC

DIRECTIONS TO OX12 8EE

what3words:///elaborate.exhales.verve 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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5. All measurements are approximate. EGS/SL.4.4.2019

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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