



Portland House
Wantage, Oxfordshire

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Wantage, Oxfordshire, OX12 8EE



This incredibly spacious 5 bedroomed detached house subject to many improvements over the years offering versatile accommodation over 4 floors with a good sized south facing rear garden adjoining a paddock.

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)





THE PROPERTY

This incredibly spacious 5 bedroom detached house subject to many improvements over the years offering versatile accommodation over 4 floors with a good sized south facing rear garden adjoining a paddock. The accommodation comprises to the lower ground floor, a fifth bedroom/study with adjacent WC (potential bathroom) a utility and a large double garage.

The upper ground floor leads to the good sized south facing rear garden c.66' x 52'. And the focal point of this family home is the stunning and spacious sitting room with feature vaulted ceiling and fire place. On this floor is the equally special kitchen diner family room recently upgraded and refitted to a high standard.

The 1st floor bedroom accommodation affords three very spacious bedrooms one with an ensuite as well as a family bathroom. The accommodation is concluded on the second floor with the recent addition of a luxurious master bedroom with ensuite, two juliet balconies and generous wardrobe facility.

Portland House is situated in a quiet and very convenient location for Wantage Town Centre on this private lane. There is generous parking to the front with potential to create more parking in the front garden c52' x 23' leading to the double garage.

The property will be offered for sale with the benefit of no ongoing chain.

TOTAL FLOOR AREA 2410.00 sq ft
VALE OF WHITE HORSE DISTRICT COUNCIL BAND F







Trinder Road, Wantage, OX12

Approximate Area = 2055 sq ft / 190.9 sq m (excludes void)

Garage = 317 sq ft / 29.4 sq m

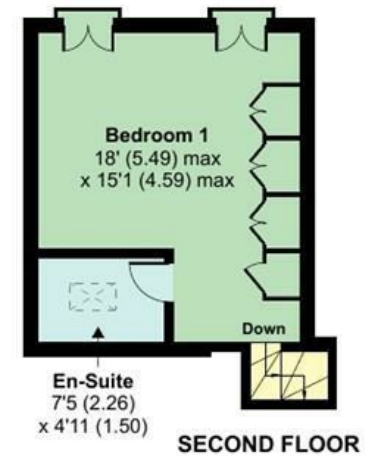
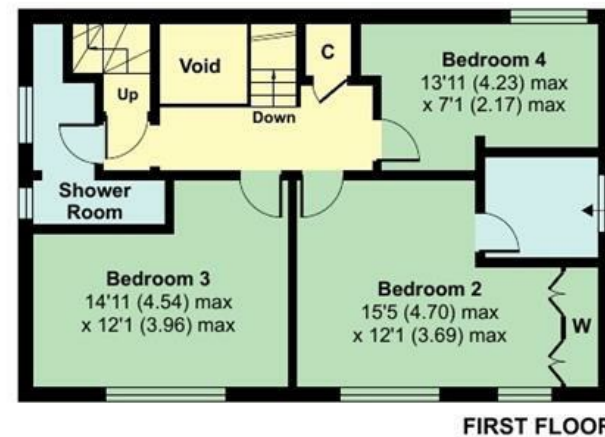
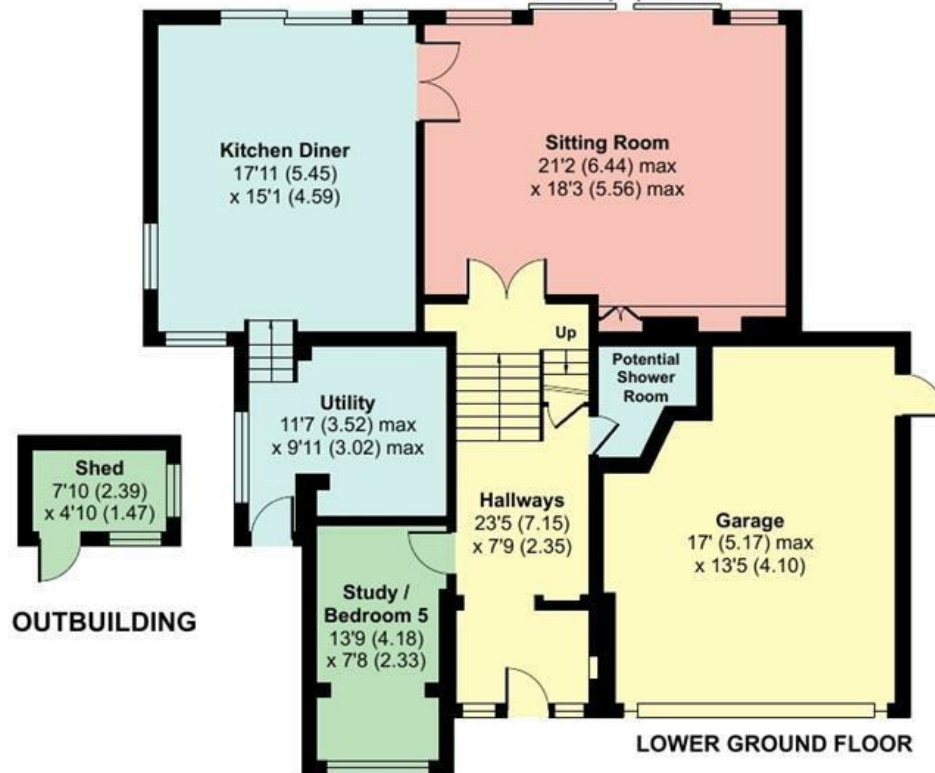
Outbuilding = 38 sq ft / 3.5 sq m

Total = 2410 sq ft / 223.8 sq m

For identification only - Not to scale



UPPER GROUND 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		
England & Wales	EU Directive 2002/91/EC	74

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	

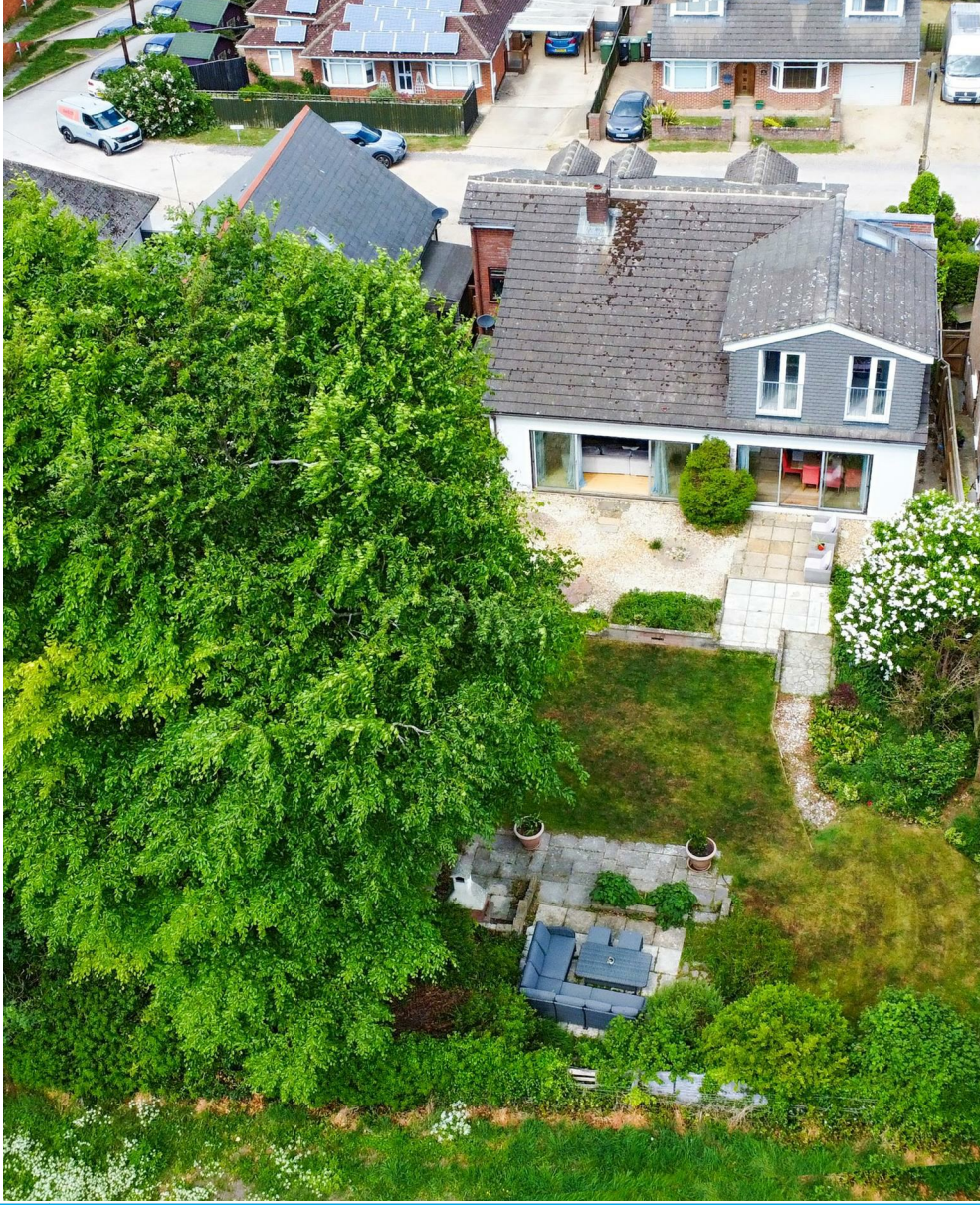
DIRECTIONS

what3words:///transmitted.blurs.blogging

From Wantage, if on Newbury Street follow road onto B4507 (Ormond Road) if you take the third left onto Orchard Way, drive to the end of the road and turn right, at the end of the road you will come to Trinder Road. Follow the private path down to our property. If you continue on Ormond Road and take the fifth left and turn up Trinder Road, drive to the top of the road and turn right at the end, which will lead to our property.

Viewings strictly by prior appointment with the sole agents Douglas & Simmons

Tel 01235 766222



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