



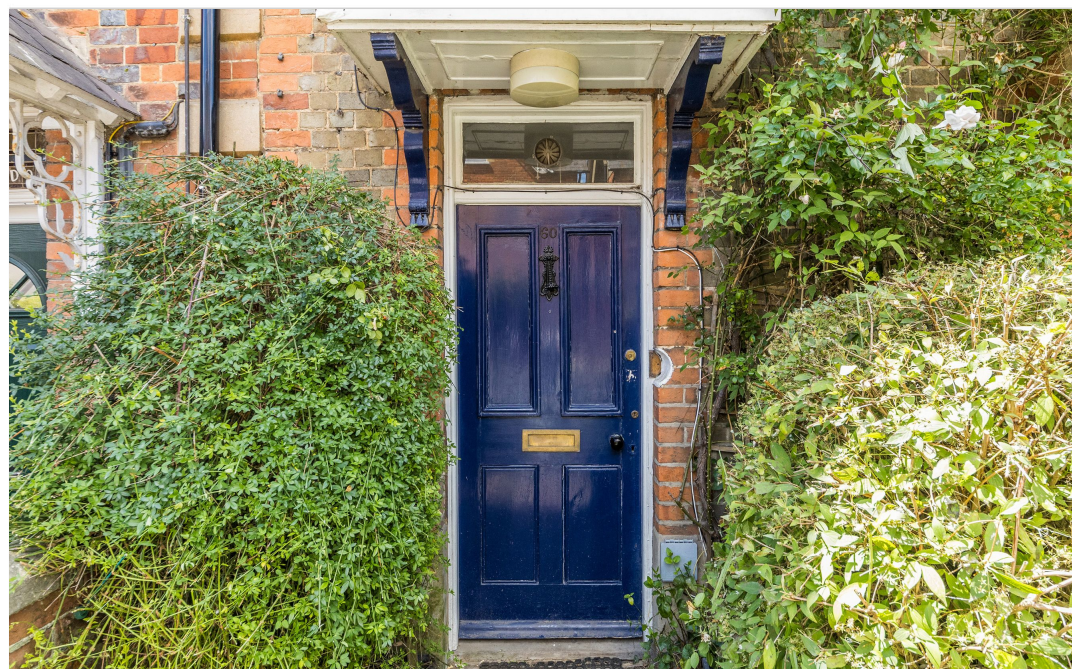
Newbury Street, Wantage, Oxfordshire. OX12 8DF

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## Newbury Street, Wantage.

A spacious four-bedroom terraced house situated on Newbury Street in Wantage. With welcoming entrance with useful storage, we have the first of the reception rooms with open fireplace. The second reception room with log burner and double doors leading into the generous open plan family/dining room and access to the kitchen. The open plan living offers a perfect family space with double doors leading out into the garden. The kitchen has space for white goods and has good storage. The utility room has space for the washing machine, useful storage and a lovely Belfast sink. There is also a downstairs shower room. The first floor offers the family bathroom with both bath and shower cubical, two double bedrooms and a single bedroom. The stairs leading to the second floor can be accessed from the landing. The second floor has a generous landing space which could be used as a home office space and gives access to a comfortable double bedroom with some eves storage available. The garden has a large patio area perfect for entertaining and then steps down into the garden with mature fruit trees, shrubs and flower beds. Situated close to Wantage Primary School and King Alfred Secondary School and within walking distance of the town centre. You are close to Wantage park with the children's play area and sprinklers. Excellent links to Oxford, Swindon, Didcot, Newbury and links to the A34 and M4.



- Generous open plan family/dining room and access to the kitchen, utility room and downstairs shower room.
- Two reception rooms..
- First floor has two double bedrooms and a single bedroom.
- The family bathroom is on the first floor and has a shower cubical and separate bath..
- The second floor offers a useful landing space which could be a home office and a double bedroom..
- Large patio area stepping down into the garden which has mature trees and shrubs.

|   |                                                                                     |            |
|---|-------------------------------------------------------------------------------------|------------|
| 4 |  | bedrooms   |
| 3 |  | receptions |
| 2 |  | bathrooms  |

Council Tax Band: E

Tenure: Freehold

EPC Rating: E





The open plan living offers a perfect family space with double doors leading out into the garden.







The second floor offers a useful landing space which could be a home office and a double bedroom.





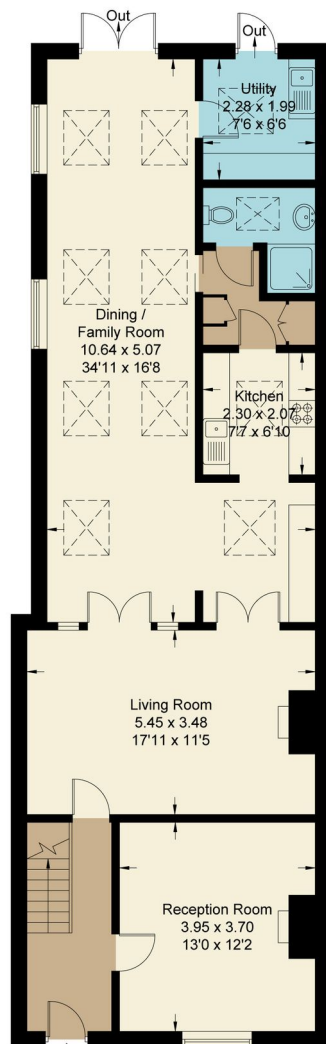




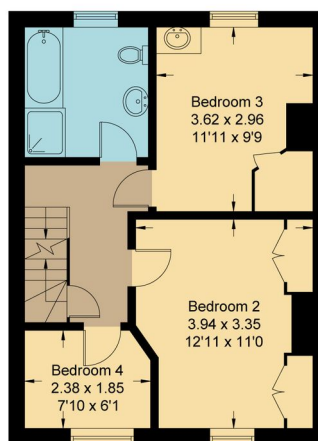


The garden has a large patio area perfect for entertaining and then steps down into the garden with mature fruit trees, shrubs and flower beds.





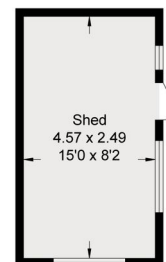
**Ground Floor**



**First Floor**



**Second Floor**



(Not Shown In Actual Location / Orientation)



## Newbury Street, OX12

Approximate Gross Internal Area = 166.80 sq m / 1795 sq ft

Shed = 11.40 sq m / 123 sq ft

Total = 178.20 sq m / 1918 sq ft

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards.  
Not to scale, for illustration and layout purposes only.  
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220 Broadway, Didcot, Oxon,  
OX11 8RS

T: 01235 511406  
E: didcot@hodsons.co.uk

[www.hodsons.co.uk](http://www.hodsons.co.uk)

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