



Wantage Road, Wallingford OX10 0LU



## Wantage Road, Wallingford

On the market for the first time in 36 years, a charming family home dating from the 1920s with later modifications and set in a secluded plot of  $\frac{1}{4}$  of an acre with ample driveway parking and a stunning garden abutting farmland.

The property has 4 bedrooms and 2 bathrooms, 15' triple aspect sitting room with log stove, family and dining rooms, study and kitchen/breakfast room with an adjacent hobby room.

Set to the north-west of town, just over a mile from its centre on this established residential road, well placed for access to Didcot Parkway train station (4.8 miles).

## Tenure - Freehold

### Accommodation

The property is double glazed with gas central heating to radiators.

Entrance Hall: With a wood floor, picture rail, staircase with storage under.

Sitting Room: 15' x 13'1 A lovely triple aspect room featuring fireplace with wood surround and a fitted 'Clearview' log stove: picture rail and radiators.

Family Room: 12'11 x 12' A double aspect room with twin doors to the sitting room, cast iron fireplace, picture rail and 2 radiators.

Dining Room: 12' x 11'9 Two windows to the garden, wood floor, picture rail, radiator and internal window to the study.

Study: 11'11 x 8'1 Rear aspect, wood style floor, cast iron fireplace, radiator and picture rail.





Kitchen/Breakfast Room: 17'1 x 11'11 Double aspect with French doors to the garden, range of storage units, worktops and stainless steel sink. Integrated electric ceramic hob, extractor hood, electric oven with concealed recess for microwave, fridge/freezer and dishwasher. Terracotta tiled floor, down lighters, radiator.

Hobby Room: 11'3 x 9' (L-shaped) Windows on 4 sides, French doors to garden, tiled floor, down lighters.

Shower Room: Fitted with a white 3-piece suite, panelled dado, down lighters, window, radiator.

Stairs to Landing: Side aspect, storage/display area, gas boiler, loft access and airing cupboard.

Bedroom 1: 12'11 x 12' Rear aspect, radiator.

Bedroom 2: 16'3 x 8'9 Velux window and radiator.

Bedroom 3: 12'6 x 7'11 Rear aspect, radiator.

Bedroom 4: 11'5 x 7'11 Radiator, rear aspect.

Bathroom: White 3-piece suite with shower unit & screen above the bath, radiator, Velux, storage shelves.

Cloakroom: White 2-piece suite, elux window.

#### Outside

To the Front: There is a driveway to the side with turning space across the front bordered by areas of lawn and enclosed by established hedging. Two pillared loggias flank the central gable with quarry tiling.

Timber Garage: 17'7 x 9' Twin doors to the front with a narrow approach.

Rear Garden: A beautiful feature with a large central lawn interspersed with both island and border beds stocked with an abundance of established plants, there are numerous fruit trees and a path to the rear where a pergola covered in climbing plants divides the vegetable/fruit garden. There is a patio area behind the house with path to the front: at the rear lovely views across open farmland.

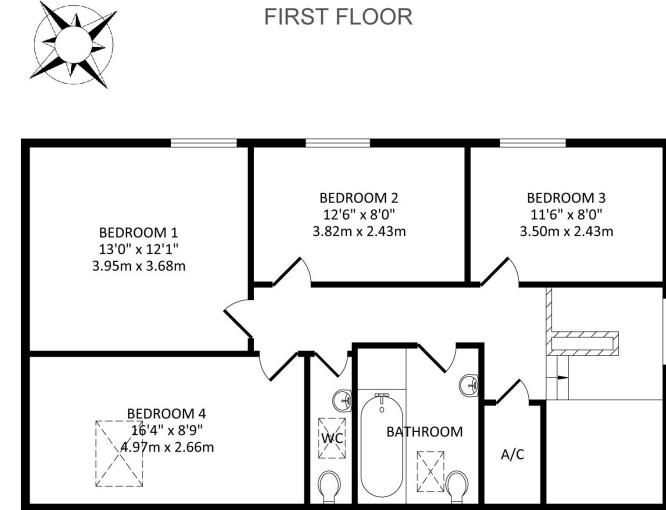
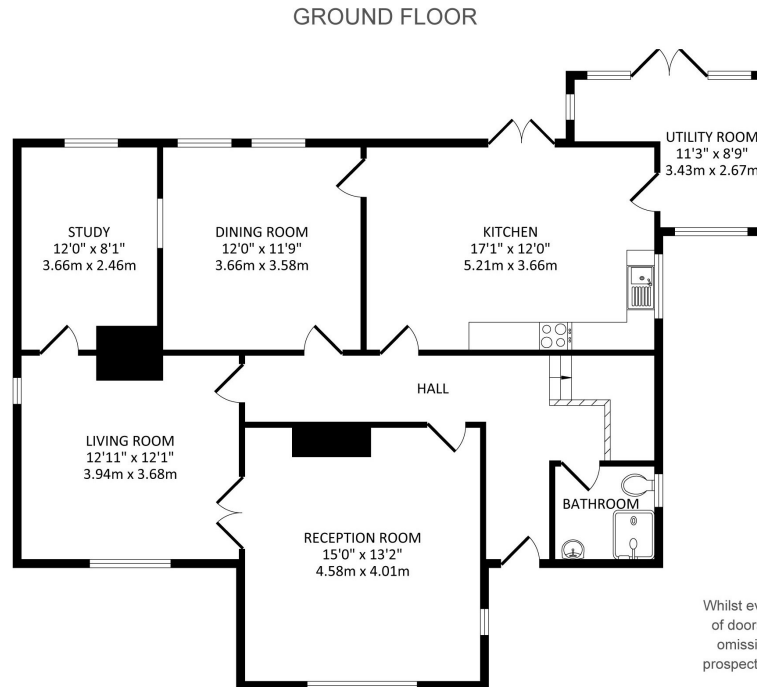
Greenhouse and timber garden shed.



### Directions

Proceed north from our offices to the town centre crossroads. At the traffic lights turn left by Waitrose into the High Street. Proceed over the roundabout into Station Road which becomes the Wantage Road, the property is towards the end on the righthand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1888 sq.ft. (175.40 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

