



Wantage Road, Wallingford OX10 0LS



## Wantage Road, Wallingford

A magnificent Georgian style property recently constructed to a very high standard throughout with versatile accommodation of over 2500sqft.

This stunning family home sits on a ¼ acre plot and popular residential road just a short walk from the town centre shops and amenities.

Accommodation comprises an impressive hallway leading to a spectacular open plan kitchen/dining/family room with bi-fold doors to the garden, separate living room, study, utility, boot room and WC. There are four large double bedrooms and three bathrooms over the first and second floors.

The landscaped south facing rear garden offers a high degree of privacy with an abundance of trees, shrubs and plants surrounding an extensive lawn with box hedging and large paved terrace. There is an electric gated entrance leading to a large gravel driveway and garage.



## Tenure - Freehold

The property has underfloor heating to the ground floor, gas central heating to radiators to the first floor and double glazing throughout.

### Accommodation

Entrance Hall: Wood floor, cloaks/wine storage cupboard, under stair cupboard, downlighters, stairs to landing.

Kitchen/Dining/Family Room: 34'2 x 16'5 Full height windows and bi-fold doors to the garden, panelling with built-in storage, fireplace with log stove, tiled hearth and wooden mantel, range of contemporary storage units with granite worktop and wooden breakfast bar, integrated Miele appliances including two ovens, coffee machine, fridge/freezer, wine cooler, induction hob with pop-up extractor, dishwasher, downlighters.

Living Room: 13'6 x 13'2 Sash window to front with box shutters, wood floor, downlighters.

Study: 10'11 x 10'3 Sash window to front with box shutters, storage cupboard with fitted shelving, wood floor, downlighters.

Utility: 10'7 x 9'7 Door and window to garden, walk-in pantry, integrated fridge/freezer, appliance spaces, wood floor, downlighters, loft access.

Boot Room: Range of storage cupboards with granite worktop and undermount sink, cloaks area with bench seat and shoe storage.

Cloakroom: White two-piece suite, wall panelling, tiled floor, downlighters.





Stairs to 1<sup>st</sup> floor landing: Airing cupboard.

Principal Suite: 14'4 x 14'4 Full height window to garden, panelling, two radiators, downlighters.

Dressing Room: Window to rear, fitted wardrobes and drawers, two radiators.

Ensuite Shower Room: Double aspect, white three-piece suite including double vanity, tiled walls and floor, chrome radiator, downlighters.

Bedroom 3: 13'2 x 13'2 Sash window to front with box shutters, downlighters, radiator.

Bedroom 4: 13'3 x 10'10 Sash window to front with box shutters, downlighters, radiator.

Bathroom: Sash window to front with box shutters, white four-piece suite, tiled wall and floor, downlighters, chrome radiator.

Stairs to 2<sup>nd</sup> floor Landing: Airing Cupboard

Bedroom 2: 14'2 x 12'10 Two Velux windows, full width fitted wardrobes, storage recess, radiators, downlighters.

Ensuite Shower Room: White three-piece suite, tiled walls and floor, chrome radiator, downlighters.

#### Outside

There is an electric gated entrance leading to an extensive gravel driveway and garage with lavender borders, hedge and timber fence boundary.

The secluded south facing rear garden has a large slate tiled paved terrace with raised decked sitting area leading to a mature lawn with box hedging and gravel border, Silver Birch trees, mature shrub and tree boundary, storage shed and gated access to the front.

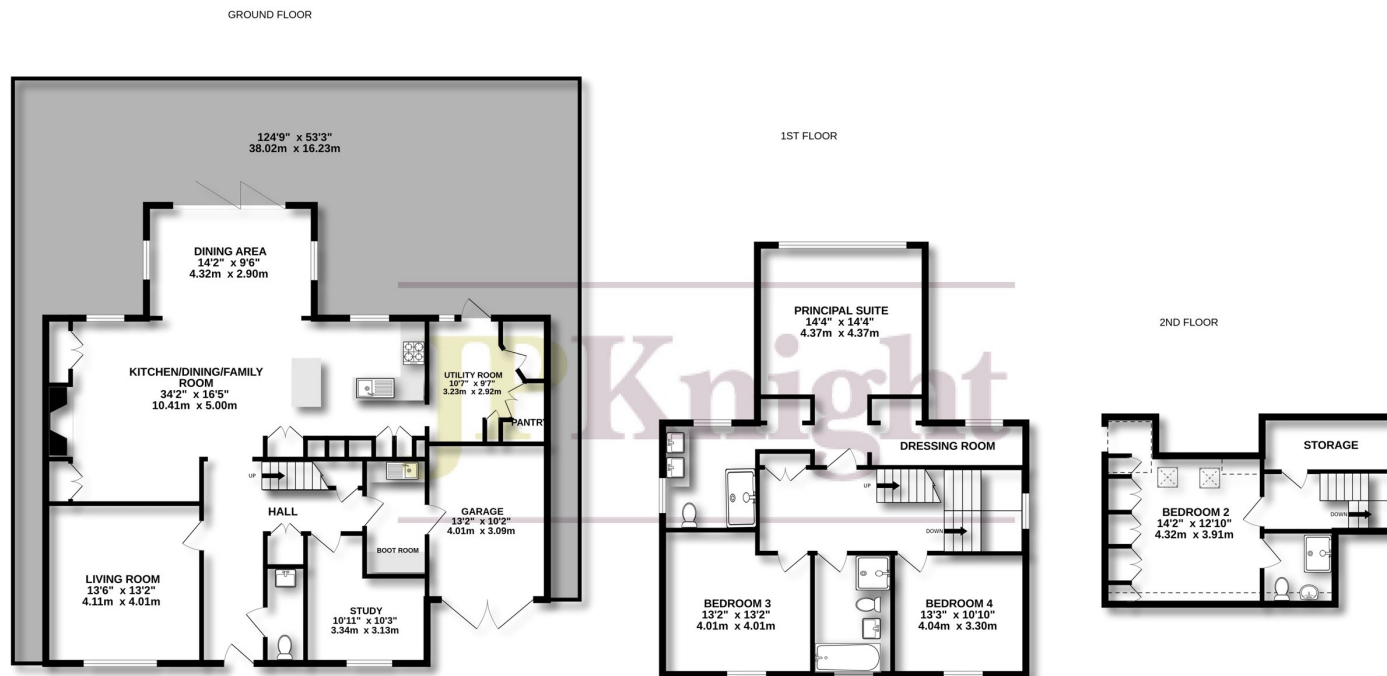
Garage: 13'2 x 10'2 Double doors, tiled floor, light and power.



**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 on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 2497 sq.ft. (232.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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