



Wantage Road, Wallingford OX10 0LT



Wantage Road, Wallingford

A modern detached family home with a secluded south facing rear garden extending to 127ft, set back on this popular residential road just a mile from the town centre shops and amenities.

The immaculately presented accommodation has a light, airy and welcoming entrance hall leading to a 21'3 living room with fireplace, stunning kitchen/dining room with double French doors to the garden, large utility, playroom, study and shower room. On the first floor there is a large landing leading to four bedrooms and two bathrooms. To the front is a block paved driveway with parking for several cars.

Tenure - Freehold

The property has gas central heating to radiators, some underfloor heating and double glazing throughout.

Accommodation

Entrance Hall: Tiled floor, cloaks cupboard, under-stair cupboard, radiator, stairs to landing.

Living Room: 21'3 x 12'8 Double aspect with French doors to side, open fireplace with tiled surround and hearth and wooden mantel, herringbone wood floor.

Kitchen: 12'7 x 8'3 Range of shaker style units with Quartz worktop, two ovens, warming drawer, induction hob with extractor hood above, integrated dishwasher, boiling water tap, water softener, downlighters. Open to: Dining Room: 21'4 x 11'6 Two French doors with glazed sidelights to garden, Fitted bar area/wine storage, tiled floor, downlighters.

Snug: 10'5 x 8'8 (max) French doors to garden.

Study: 8'6 x 11'7 (max L-shaped) Window to front.

Utility: 8'2 x 9'0 Window and door to garden, Range of storage units with Quartz worktop, space for washing machine, tumble dryer and fridge/freezer, radiator.





Shower Room: White three-piece suite including basin vanity, chrome radiator, downlighters, tiling.

Stairs to Landing: Two windows to front, radiator, loft access.

Bedroom 1: 12'9 x 11'6 Window to rear, radiator.

Ensuite Shower Room: Window to side, white three-piece suite including basin vanity unit, tiling, chrome radiator, tiling, underfloor heating, downlighters.

Bedroom 2: 12'7 x 12'8 Window to front, full width fitted wardrobes with drawers, radiator.

Bedroom 3: 11'6 x 8'2 Window to rear, radiator.

Bedroom 4: 9'4 x 7'4 Window to side, radiator.

Bathroom: Window to side, white three-piece suite, illuminated mirror, tiling, downlighters, radiator, airing cupboard.

Outside

The rear garden faces south and extends to 127ft in length. It is immaculately landscaped with a large paved terrace leading to lawn flanked with mature shrubs and plants with a central pathway leading to the bottom of the garden. There is a large storage shed which has light and power and fenced area with chicken coup and wooden kids play area. Gated access to rear and front with wall and timber fence boundary.

To the front there is a block paved in and out driveway, with hedge border, double gates leading to an enclosed parking area and wood store. There is a spacious lawned area on the other side of the slip road.



Directions

Turn right 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. Towards the end turn into the service road on the left and the property is straight ahead.

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

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.



Approximate Gross Internal Area
 Ground Floor = 104.9 sq m / 1,129 sq ft
 First Floor = 71.1 sq m / 765 sq ft
 Total = 176.0 sq m / 1,894 sq ft

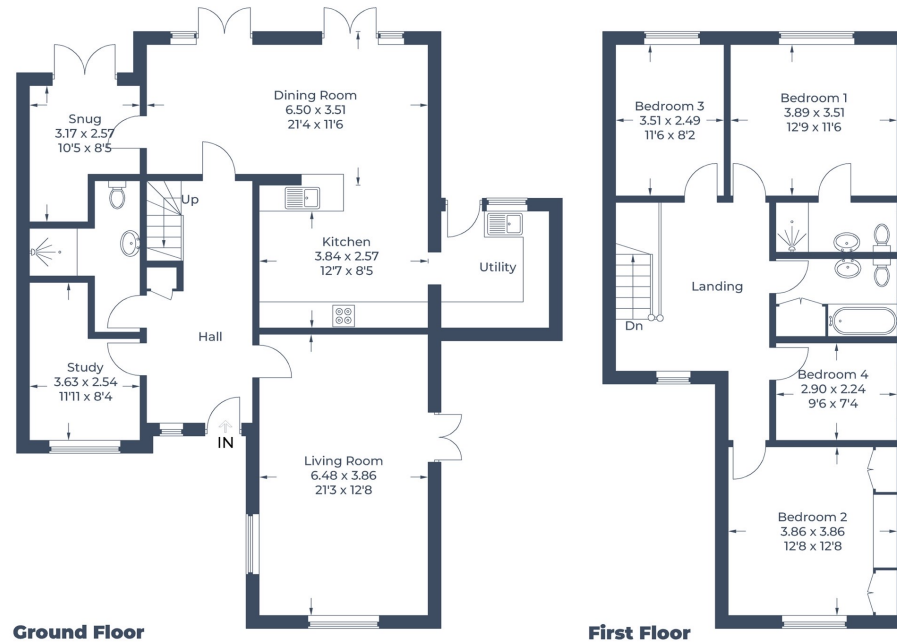


Illustration for identification purposes only, measurements are approximate, not to scale.
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