



Canal Court, Wantage, OX12 9YH
£795,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A stunning four-bedroom detached property nestled along a private, no-through road. Within easy walking distance of Wantage town centre and its amenities, this hidden gem offers versatile and spacious family living.

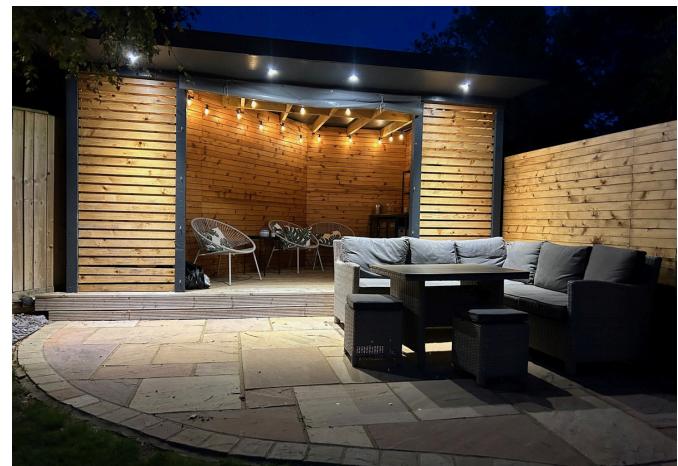
The property is approached via a private road with double gates leading to the front of the house. A detached double garage provides excellent parking or storage, complemented by ample off-road parking for multiple vehicles on the block-paved driveway.

Internally, the accommodation begins with a bright and spacious entrance hall featuring a cloakroom and built-in storage. The impressive kitchen/dining room is light-filled and ideal for both entertaining and everyday family life, fitted with an integrated hob, extractor, double oven, microwave, warming drawer, wine fridge, fridge, and freezer. Double doors lead through to the living room with wooden flooring and downlights, which in turn opens into the family room. This welcoming space features a wood burner and bi-fold doors on two sides, seamlessly connecting the interior with the rear garden. A dual-aspect study completes the ground floor accommodation.

The first floor offers four generous double bedrooms and three bathrooms. The impressive principal suite provides ample space for a seating and dressing area, enhanced by dual-aspect windows and a unique Juliet balcony. Built-in wardrobes and an ensuite bathroom with both a bath and separate shower complete this stunning room. Bedroom two benefits from built-in wardrobes and an ensuite shower room, while bedrooms three and four also offer built-in storage. The family bathroom includes a bath and separate shower.

The landscaped rear garden is predominantly laid to lawn with mature shrub borders and features a generous patio seating area that wraps around both sides of the property. A summer house provides an excellent outdoor entertaining space, complete with seating, a built-in bar, and BBQ area.





Key Features

- Immaculately presented four bedroom detached house
- Solar panels and rainwater harvesting system
- Quiet location close to Wantage town centre
- Large kitchen/dining room for flexible family living and entertaining
- Three further reception rooms
- Two ensuite bathrooms
- Enclosed rear garden with summer house
- Detached double garage
- Driveway parking for a number of vehicles
- Council tax band: F, EPC: B

The Location

Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Doomsday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages, a range of shopping and leisure facilities, as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a very low flood risk postcode. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

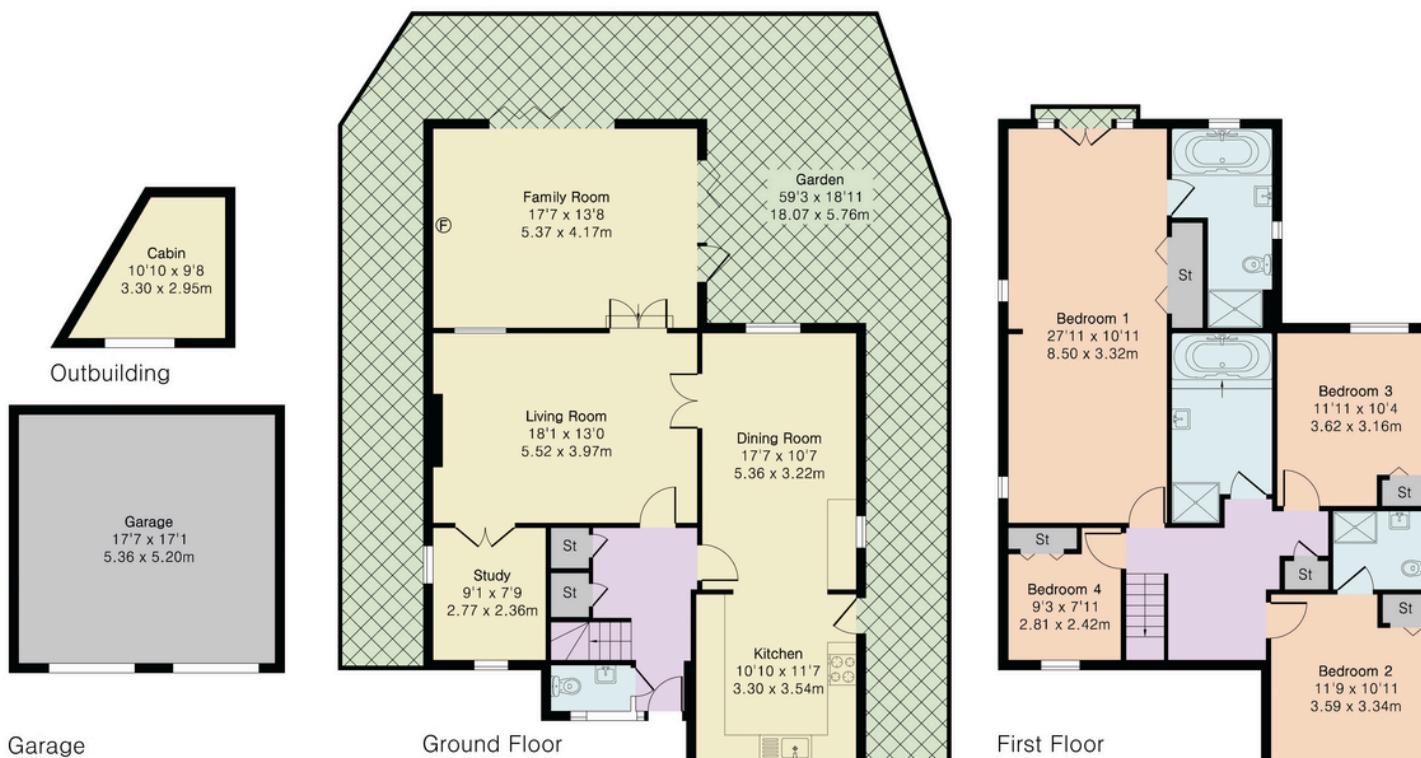
**Approximate Gross Internal Area 1999 sq ft - 185 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1017 sq ft - 94 sq m

First Floor Area 982 sq ft - 91 sq m

Garage Area 300 sq ft - 28 sq m

Outbuilding Area 77 sq ft - 7 sq m



Wantage Office
15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

**THOMAS
MERRIFIELD**
SALES LETTINGS