



32 Segsbury Road, Wantage, OX12 9XP

Guide Price £395,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This four-bedroom semi-detached property is situated in a quiet cul-de-sac, conveniently located close to local amenities and within easy walking distance of Wantage town centre.

The ground floor comprises a welcoming entrance hallway and a converted garage, now providing a versatile space that could be used as a playroom, home office, or fifth bedroom. This room also benefits from an adjoining downstairs cloakroom.

The remainder of the ground floor features a spacious sitting/dining room with French doors opening onto the south-facing rear garden, alongside a separate kitchen, completing the ground floor accommodation.

The first floor offers three well-proportioned bedrooms, all served by a modern family bathroom. The accommodation is completed on the second floor by the principal bedroom, which benefits from an en-suite shower room.

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. We are not aware of any planning permissions in place which would negatively affect the property. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Semi detached
- Four bedrooms
- Two bathrooms
- South facing garden
- Driveway parking
- Living / Dining room
- Council tax band - D
- EPC: D

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 Domesday 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.

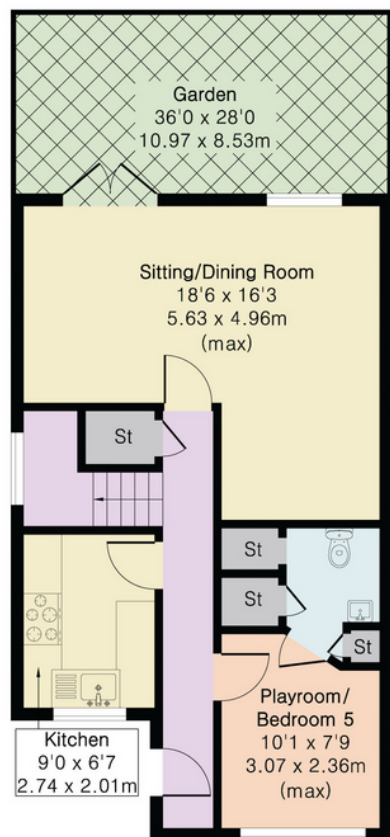


Approximate Gross Internal Area 1324 sq ft - 123 sq m

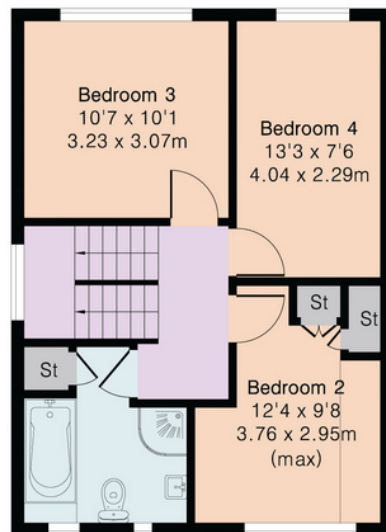
Ground Floor Area 551 sq ft – 51 sq m

First Floor Area 481 sq ft – 45 sq m

Second Floor Area 292 sq ft – 27 sq m



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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