



Charlton Village Road, Wantage, OX12 7HE
£750,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Believed to date back to the mid to late 16th century, this glorious Grade II listed former farmhouse occupies a plot of just over 0.8 acres and presents a rare opportunity to acquire a home of exceptional character and history.

12 Charlton Village Road is offered to the market for the first time in over 60 years and with no onward chain, the property provides its next owners with the chance to remodel and enhance a truly special home, subject to the necessary permissions.

Located within easy reach of Wantage market place the property is approached via a driveway providing ample parking and leading to the garage. An entrance to the rear opens into an inner hallway, giving access to the ground floor accommodation. This comprises a kitchen/breakfast room, a second reception room or formal dining room with an attractive log-burning stove, cloakroom, and a substantial principal sitting room with an opening through to a further kitchen and shower room area, offering excellent flexibility for a variety of living arrangements.

The first floor continues to showcase the property's rich history, with exposed beams and numerous character features throughout. There are four generously proportioned bedrooms, ample built-in storage and a family bathroom.

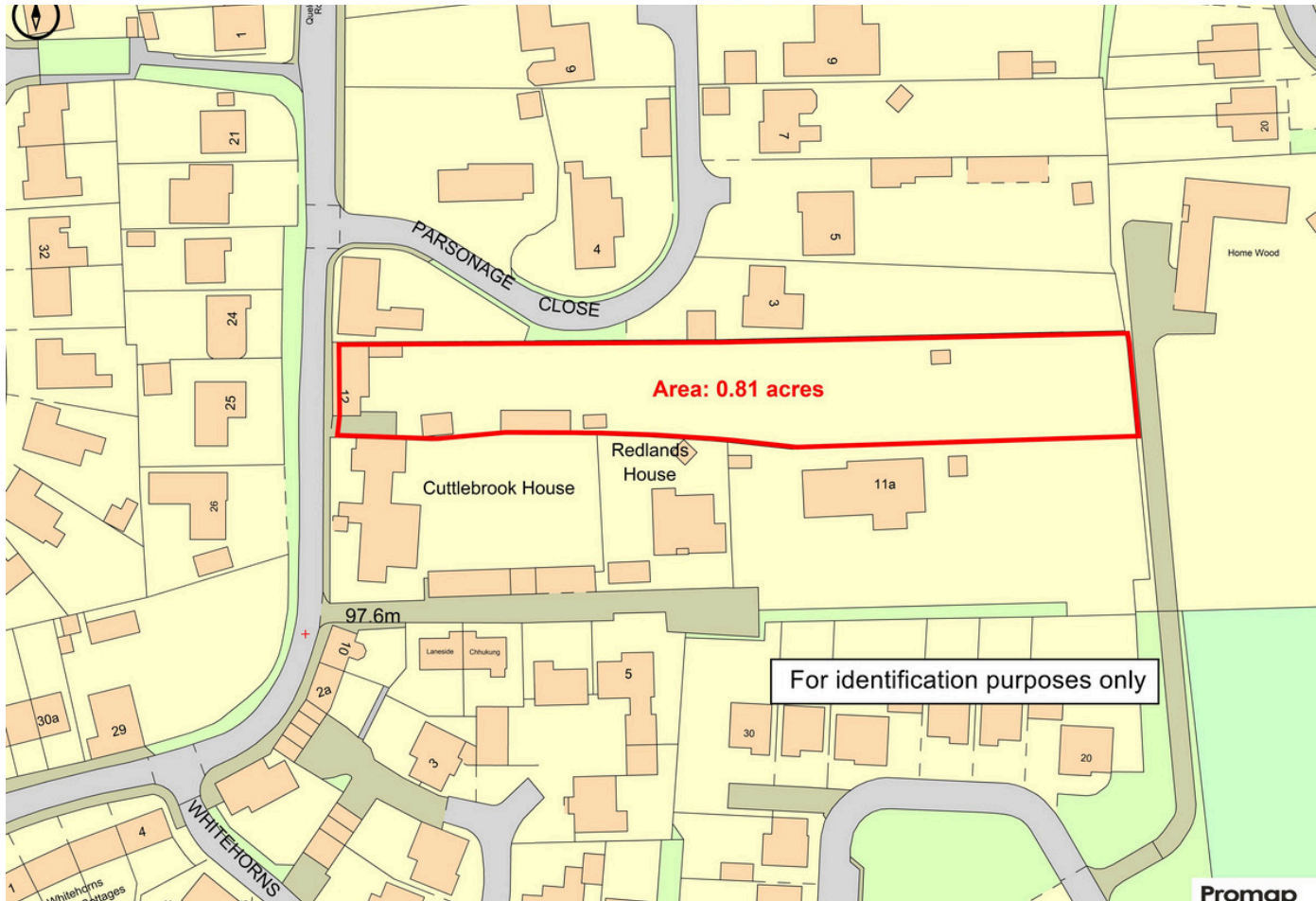
The grounds are a particular highlight and must be viewed to be fully appreciated. Extending to approximately 0.8 acres, they offer an abundance of mature gardens, trees, extensive lawns and a variety of useful outbuildings, sheds and storage buildings, providing potential for a range of uses.





Key Features

- Grade II listed former farmhouse
- Excellent opportunity to extend and or improve, subject to usual permissions
- Located on the desirable Charlton Village Road
- Set in just over 0.8 acres
- Driveway parking and garage
- Wealth of original period features and character throughout.
- Extensive mature gardens with a range of useful outbuildings
- Council Tax Band: F, EPC rating: D
- No onward chain



The Location

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 most 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.

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.

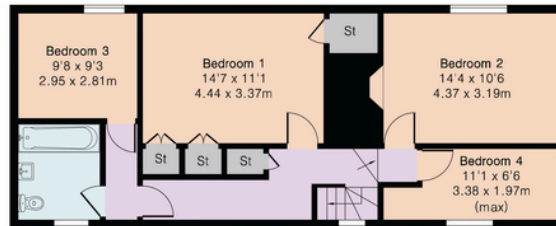


**Approximate Gross Internal Area 1695 sq ft - 157 sq m
(Excluding Outbuilding)**

Ground Floor Area 970 sq ft – 90 sq m

First Floor Area 725 sq ft – 67 sq m

Outbuilding Area 643 sq ft – 60 sq m



First Floor



Outbuilding

Ground Floor

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.

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