



40 Upthorpe Drive, WANTAGE
£395,000

Waymark

40 Upthorpe Drive

WANTAGE, Wantage

A spacious and extended three-bedroom semi-detached family home, situated in the highly sought-after Charlton area of Wantage and within the catchment area for the popular Charlton Primary School. Offering spacious and versatile accommodation, the property should be viewed internally to fully appreciate all there is on offer.

The spacious entrance hall provides access to the living room, family room and utility room, which was originally the kitchen. The family room opens into the exceptional kitchen/dining room, creating a superb open-plan space ideal for modern family living and entertaining. The kitchen/dining room features a stunning vaulted ceiling with Velux windows and French doors opening onto the rear garden, flooding the space with natural light and creating a bright and welcoming atmosphere. Completing the ground floor accommodation is a modern shower room and a useful lobby providing access to the rear garden and a covered area, currently utilised as a gym but offering excellent versatility for storage or a variety of other uses.

To the first floor, there are three well-proportioned bedrooms, with the master bedroom enjoying a particularly generous size. The bedrooms are served by a re-fitted modern family bathroom, completing the upper-floor accommodation.





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Externally, the property benefits from a generous, private and south-facing rear garden, providing an excellent outdoor space for entertaining, relaxing and family life. The garden also features a useful summer house with an attached shed, offering additional space for storage or a hobby area. To the front, a double-width driveway provides convenient off-road parking for two vehicles.

Overall, the layout provides excellent versatility, with a good balance of living, entertaining and practical spaces, together with three bedrooms and useful additional storage.

Material Information: The property is freehold and connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler which was replaced to a combi boiler in 2023, and there is uPVC double glazing throughout. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor, and in-home with EE. Good outdoor, variable in-home with Vodafone & Three. Good outdoor with O2 to <https://checker.ofcom.org.uk> however, please check as mobile networks may vary. Broadband - Ultrafast available according to <https://checker.ofcom.org.uk>. We are not aware of any current or proposed planning developments, planning permissions or restrictive covenants that would adversely affect the property.



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Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Spacious & Extended Three Bedroom Semi-Detached Family Home
- Exceptional Kitchen/Dining Room With Vaulted Ceiling
- Living Room & Family Room
- Utility Room & Ground Floor Shower Room
- Modern Re-Fitted Family Bathroom
- Three Good Size Bedrooms
- Private & Large Garden With Summer House
- Double Width Driveway Providing Off Road Parking For Two Vehicles
- Highly Sought After Charlton Location

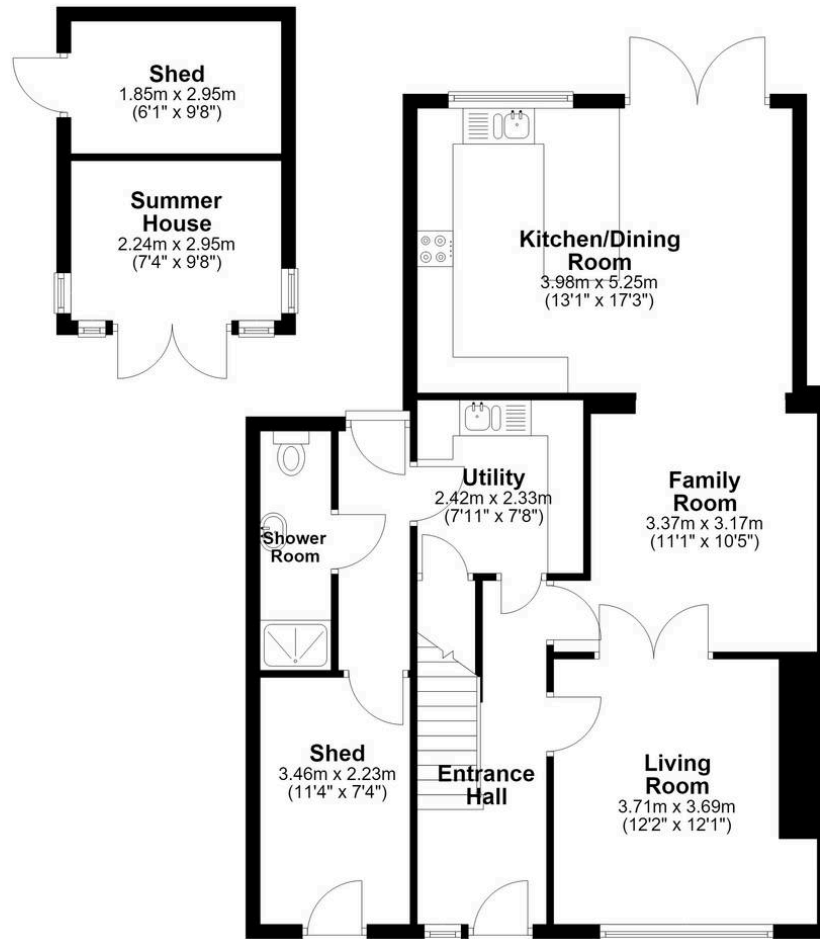






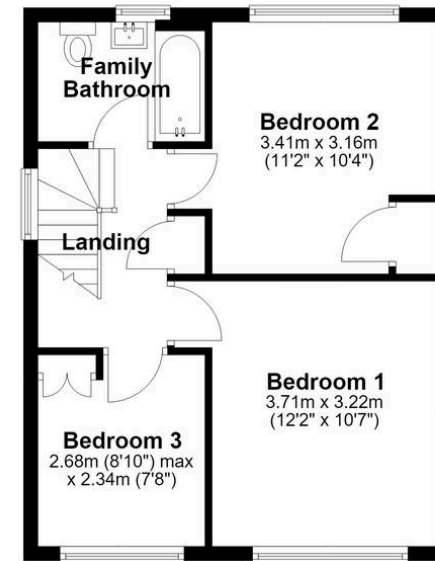
Ground Floor

Approx. 90.5 sq. metres (974.3 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



Total area: approx. 131.8 sq. metres (1418.9 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

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