



37 Sedge Smith Way, Wantage
£435,000

Waymark

37 Sedge Smith Way

Wantage, Wantage

Offered for sale with NO ONWARD CHAIN is this larger-than-average three bedroom detached family home, beautifully designed to offer an abundance of space, comfort, and contemporary living. Measuring an impressive c.1,200 sq ft, plus the garage, this exceptional home truly must be viewed internally to fully appreciate the quality and space.

The spacious entrance hall leads into the elegant dual aspect living room, a true focal point of the home, featuring a charming bay window that floods the space with natural light and creates a warm, inviting atmosphere. To the other side of the property is the expansive kitchen and dining room, which forms the heart of the home. This thoughtfully designed space offers ample work surfaces, tasteful cabinetry, and generous room for family dining and social occasions. French doors open directly onto the beautifully maintained garden, seamlessly connecting the space for al fresco dining and summer entertaining. A cloakroom completes the ground floor accommodation. Upstairs, the property features three generously sized bedrooms, the master bedroom benefiting from a sleek and stylish ensuite shower room. A modern family bathroom, finished to an excellent standard, serves the remaining bedrooms.



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Externally, the property benefits from a beautifully landscaped, enclosed rear garden, bordered by attractive brick walling. The garden is mainly laid to lawn and bordered by pretty flowers and shrubs, with a good-sized patio area ideal for outdoor seating and entertaining. Side access leads to the garage and driveway, which provide off-road parking for two/three vehicles.

Furthermore, the property is situated within the convenient Eastgate development, in the ever sought-after market town of Wantage. The location offers easy access to the town centre, excellent schooling, and well-connected bus routes.

Material Information - The property is freehold, connected to mains water, gas, electricity and drainage. The property is heated by a gas fired boiler, and there is uPVC double glazing throughout. There is an annual management fee which is for the maintenance and upkeep of the development. The fee for this year is £459.92.



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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: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Larger Than Average Three Bedroom Detached Family Home
- All Generous Bedrooms
- Exceptional Living Room With Feature Bay Window
- Impressive Kitchen/Dining Room
- Ground Floor Cloakroom, Modern Family Bathroom & Ensuite To Master
- Beautifully Landscaped Rear Garden
- Garage & Driveway Providing Parking For 2/3 Cars
- No Onward Chain - Viewing Highly Advised

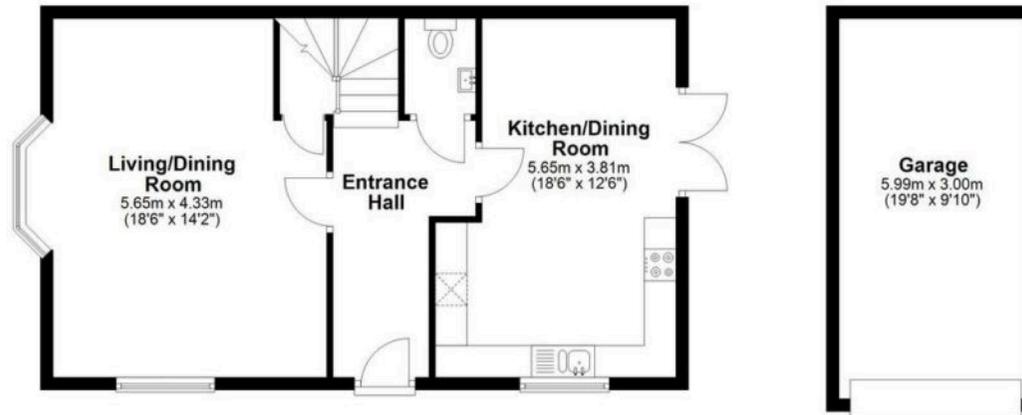






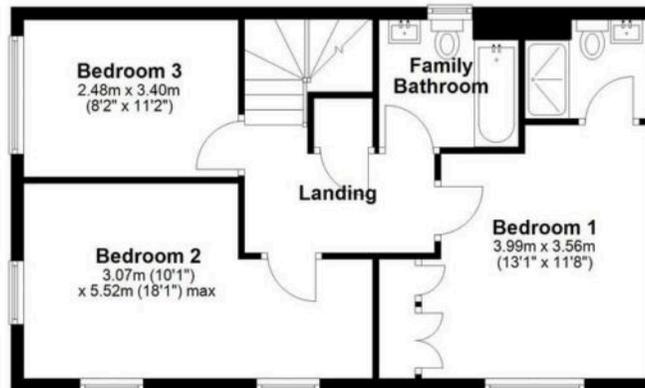
Ground Floor

Approx. 73.9 sq. metres (795.1 sq. feet)



First Floor

Approx. 55.7 sq. metres (599.4 sq. feet)



Total area: approx. 129.6 sq. metres (1394.5 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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