



Rivendell Springfield Road, Wantage, OX12 8ES

Guide Price £575,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Rivendell is a spacious five bedroom detached family home with ample off street parking, and a westerly facing garden. Situated on the eastern edge of Wantage and close to countryside walks.

This attractive property comprises of a welcoming entrance hall, front reception room with original fireplace. The extended kitchen / dining room is the real hub of this wonderful family home, with internal access to the garage from the kitchen enhancing day-to-day convenience. The ground floor further benefits from a second reception room at the rear of the property with French doors that open out onto the beautiful westerly facing garden. To complete the ground floor is a downstairs cloakroom and various storage cupboards. To the first floor are five bedrooms, alongside a family bathroom, plus an ensuite for the master bedroom. A number of the bedrooms also benefit from built in storage. Outside, the pretty and well stocked garden is laid predominantly to lawn, with mature borders and a patio and decking area perfect for entertaining. The garden benefits from a westerly facing position and the front of the property boasts a driveway for off street parking.

Some material information to note: Freehold property. Gas central heating. Mains water, electrics & drains. Ofcom checker indicates 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.



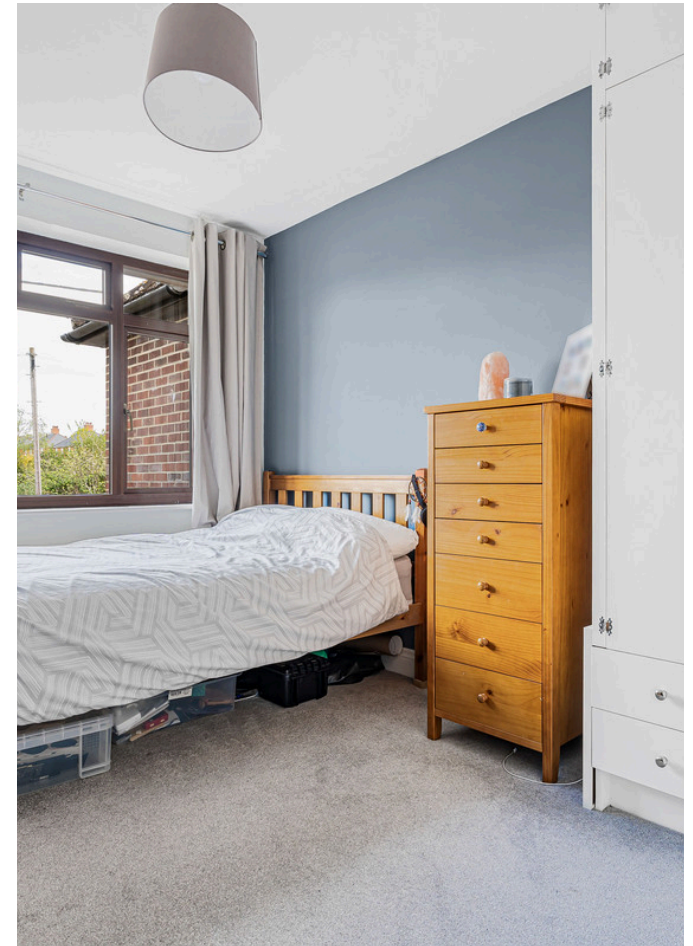


## Key Features

- Detached house
- Five bedrooms
- Westerly facing garden
- Driveway parking
- Garage
- Two reception rooms
- Downstairs cloakroom
- Family bathroom and Ensuite to master bedroom
- Walking distance to Wantage town Centre
- Council tax band: E, EPC: C

## 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.

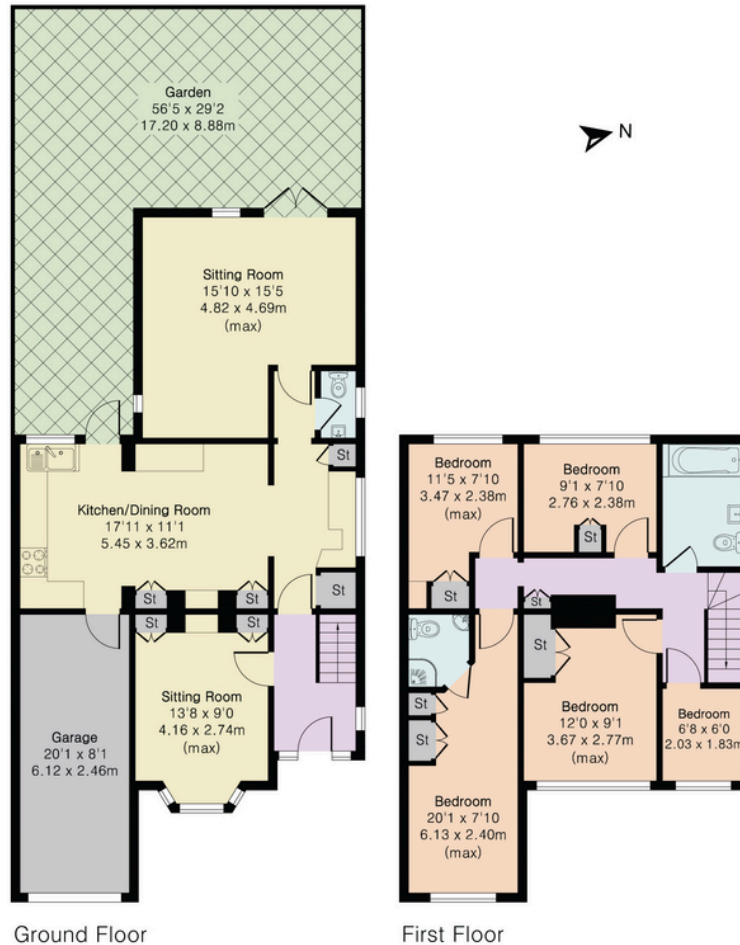


**Approximate Gross Internal Area 1383 sq ft - 129 sq m  
(Excluding Garage)**

Ground Floor Area 731 sq ft – 68 sq m

First Floor Area 652 sq ft – 61 sq m

Garage Area 158 sq ft – 15 sq m



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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