



36 Hampden Road, Wantage, OX12 7DP
£400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious four-bedroom semi-detached home with a south-facing rear garden overlooking lovely open green space to the front and is located within walking distance of the town centre.

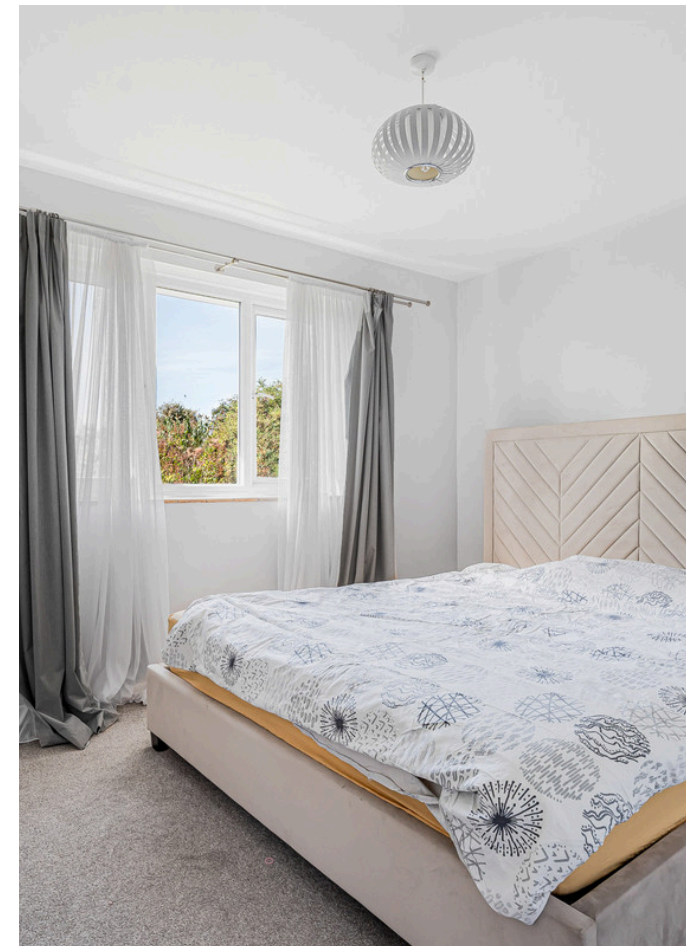
This well presented property comprises a porch, entrance hall with storage, the dining room featuring a double sided log burner and French doors into the rear garden. The open plan living room also has access to the log burner via the shared wall, with patio doors into the garden, and flows beautifully into the kitchen with a range fitted units and integrated appliances, including a range cooker. There is a utility room and separate cloakroom.

On the first floor are four generous sized bedrooms, with storage to both the principle and second bedroom. The family bathroom features a shower over the bath and hand basin, and there is a separate toilet.

Outside the front is garden laid mainly to lawn and to the rear is a fantastic south facing rear garden with large patio area and steps to the raised lawn, with mature trees and shrubs affording a high degree of privacy. To the side of the property is a garage and a separate large store.



Some material information to note: Freehold property. Gas central heating. Mains water, 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 major providers. The government portal indicates there is a very low flood risk at this property. 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. These are generally considered safe unless



Key Features

- Spacious Semi-detached property
- Overlooking green space
- Four large bedrooms
- Private south facing rear garden
- Open plan kitchen / living room
- Separate reception room
- Utility
- Downstairs cloakroom
- Garage
- EPC D, Council Tax Band 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.

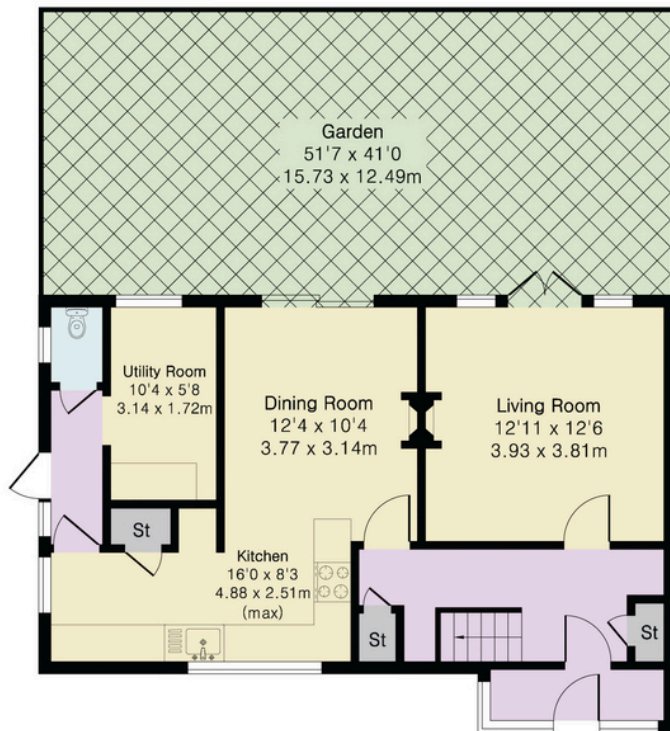
**Approximate Gross Internal Area 1267 sq ft - 117 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 648 sq ft – 60 sq m

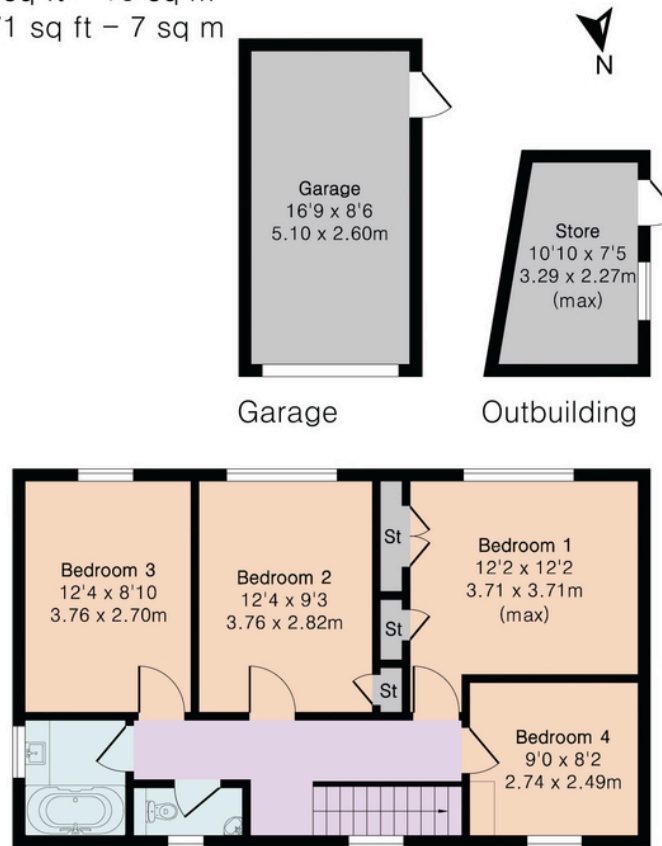
First Floor Area 619 sq ft – 57 sq m

Garage Area 143 sq ft – 13 sq m

Outbuilding Area 71 sq ft – 7 sq m



Ground Floor



First 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.

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