



Newbury Street, Wantage, OX12 8DF  
£670,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

A beautifully presented five bedroom Victorian property dating back to the early 1800s, set in a terrace of properties boasting original features and charm, and located within easy reach of Wantage Town Centre.

This charming and spacious property offers an array of original period features including Victorian quarry tiles, stripped wooden flooring, open fireplaces, sash windows, stripped doors, hanging picture rails and exposed beams.

The beautiful entrance hall with Victorian encaustic tiles leads to the large dining room with open fire place, and light airy sitting room with wooden floor boards and open fire place, in addition to a useful study/office. To the rear of the property is the kitchen and dining room which benefits French doors overlooking the delightful westerly facing rear garden and patio area. The kitchen boasts a range of other features including a Belfast sink, built in appliances including double oven, hob, fridge / freezer, dishwasher and dual aspect windows. From the entrance hall there is also a utility room with WC, a door giving side access to the garden, in addition to stairs leading to a cellar.



To the first floor is the family bathroom and two large bedrooms: the master with dual aspect original sash windows and ensuite, and both featuring an open fireplace. To the second floor are three further double bedrooms which offer eaves storage space, tongue and groove partitions, and exposed wooden beams.

Outside, the pretty and well stocked garden is laid predominantly to lawn with a large patio area on two levels which is ideal for entertaining. To the rear of the enclosed and private garden is a useful brick built shed.





## Key Features

- Stunning five bedroom Victorian Town House
- Period features throughout
- Short walk from Wantage Town centre
- Kitchen / dining room
- Three reception rooms
- Study
- Modern ensuite shower room
- Utility / cloakroom
- West facing attractive garden
- Council tax band: F, EPC: E





## 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.

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 all major 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.

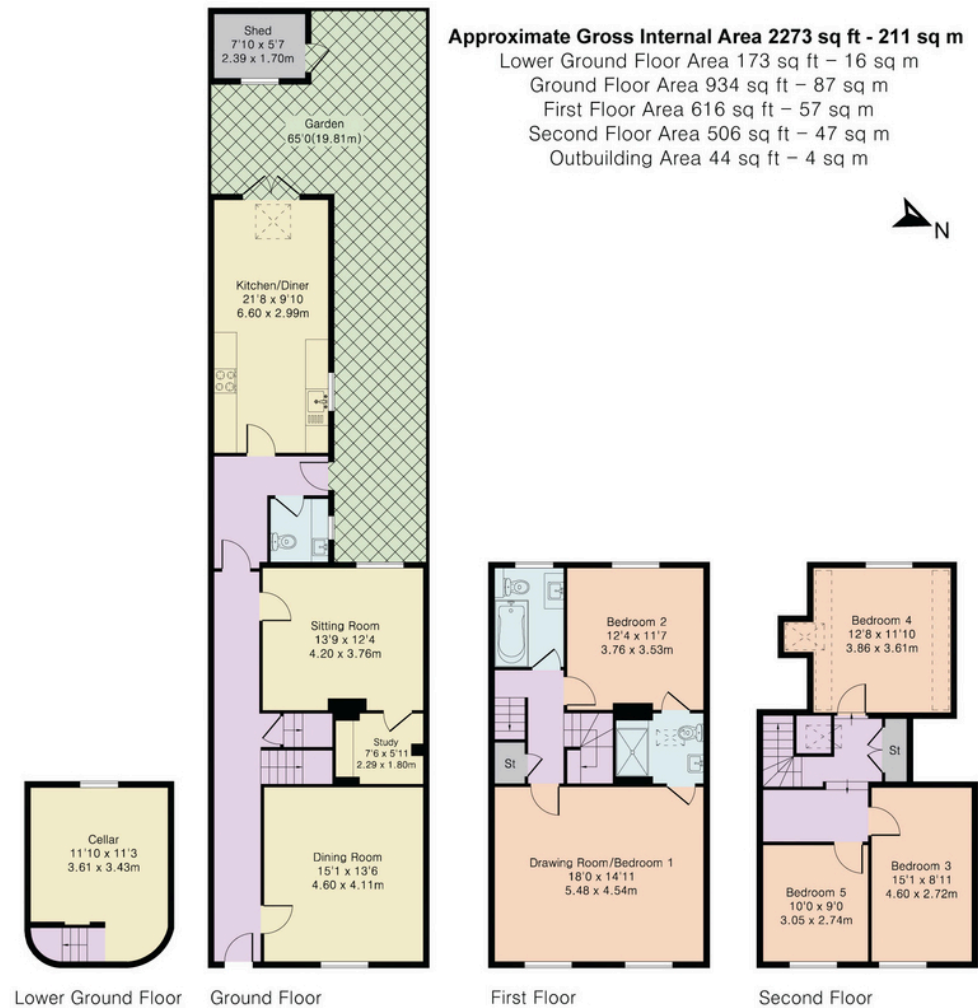


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The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, 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](mailto:wantage@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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