



8 Belmont
Wantage, Oxfordshire



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Wantage, Oxfordshire, OX12 9AS



This charming Victorian house offers a perfect blend of character and potential. With, a spacious kitchen diner, bright living room, four generously sized bedrooms and three bathrooms, this home is ideal for families seeking both space and comfort.

LOCATION

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.40mins)





THE PROPERTY

Nestled in the convenient, charming, quiet and sought after area of Old Belmont, Wantage, this charming Victorian (c. 1896) house offers a perfect blend of character and potential. With a spacious kitchen breakfast room, bright living/ dining room, four generously sized bedrooms and three bathrooms - one of which is on the ground floor, this home is ideal for families seeking both space and comfort.

Downstairs the property benefits from a large kitchen/breakfast room which has views into the good sized landscaped garden (c. 116' x 50') and a separate and spacious living/dining room with a log burner, which opens out onto the scenic back garden. Downstairs also benefits from a utility room, small office space and a downstairs shower room.

To the first floor boasts a large master bedroom with en-suite and dual aspect Juliet doors onto the south-east facing garden. There are also three other bedrooms, two doubles and one single as well as a family bathroom.

Situated conveniently close to the town centre, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and schools. Do not miss the opportunity to own a piece of Victorian charm in a prime location. This property is a rare find and filled with tremendous period character.

EER-D

SERVICES

Gas central heating
All mains services connected

TOTAL FLOOR AREA 1842.00 sq ft
VALE OF WHITE HORSE DISTRICT COUNCIL BAND F







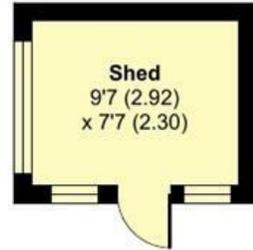
Belmont, Wantage, OX12

Approximate Area = 1616 sq ft / 150.1 sq m
 Garage = 214 sq ft / 19.8 sq m
 Outbuilding = 72 sq ft / 6.6 sq m
 Total = 1902 sq ft / 176.5 sq m

For identification only - Not to scale



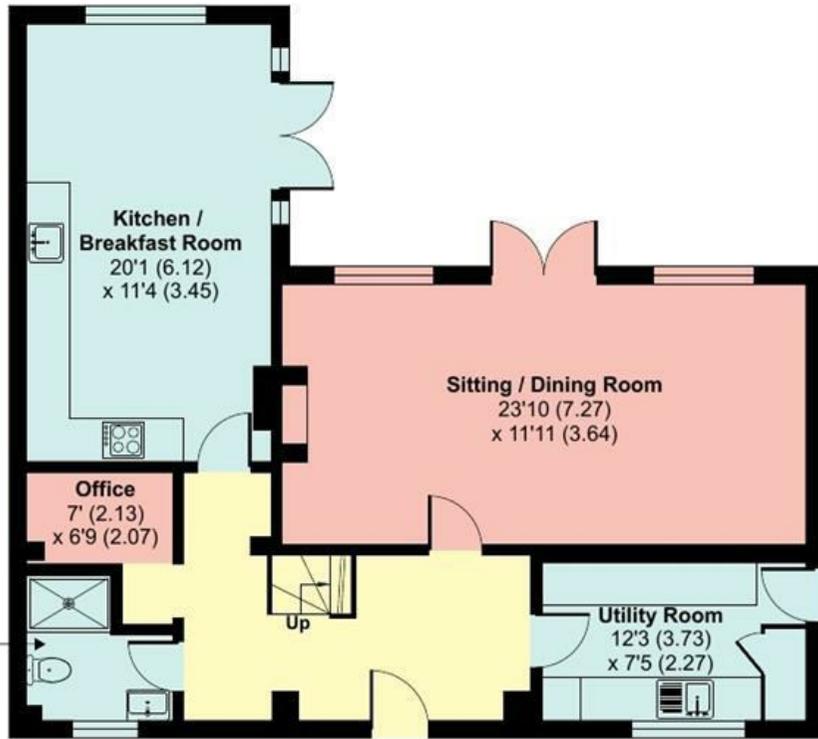
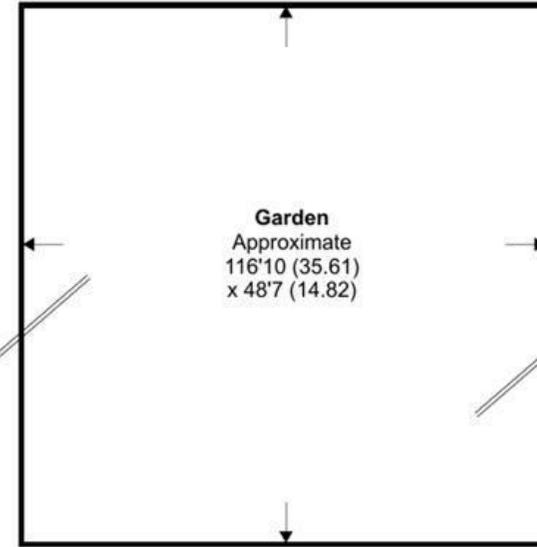
Shower Room
 6'9 (2.06)
 x 6'8 (2.03)



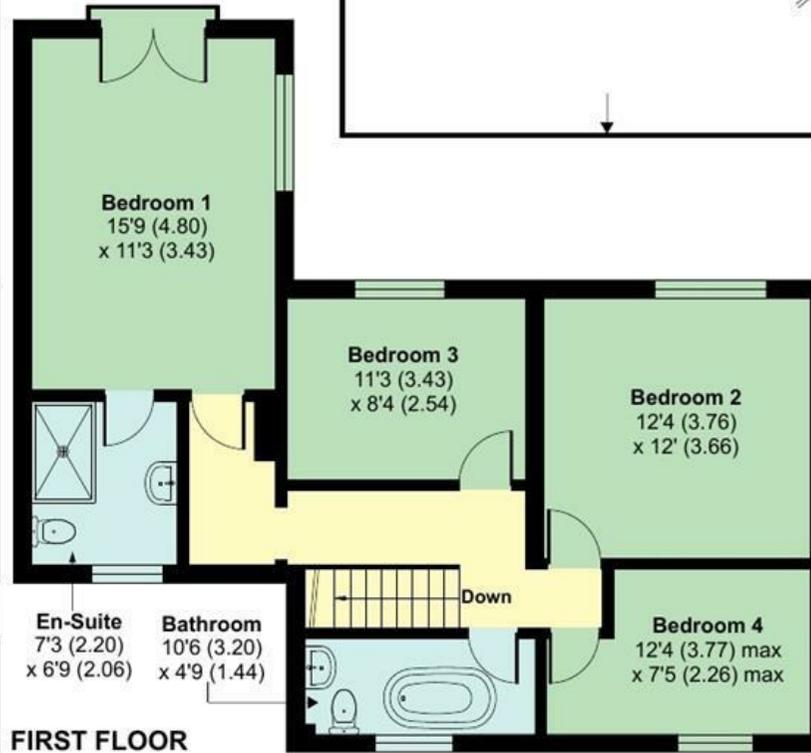
OUTBUILDING



GARAGE



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	67	79

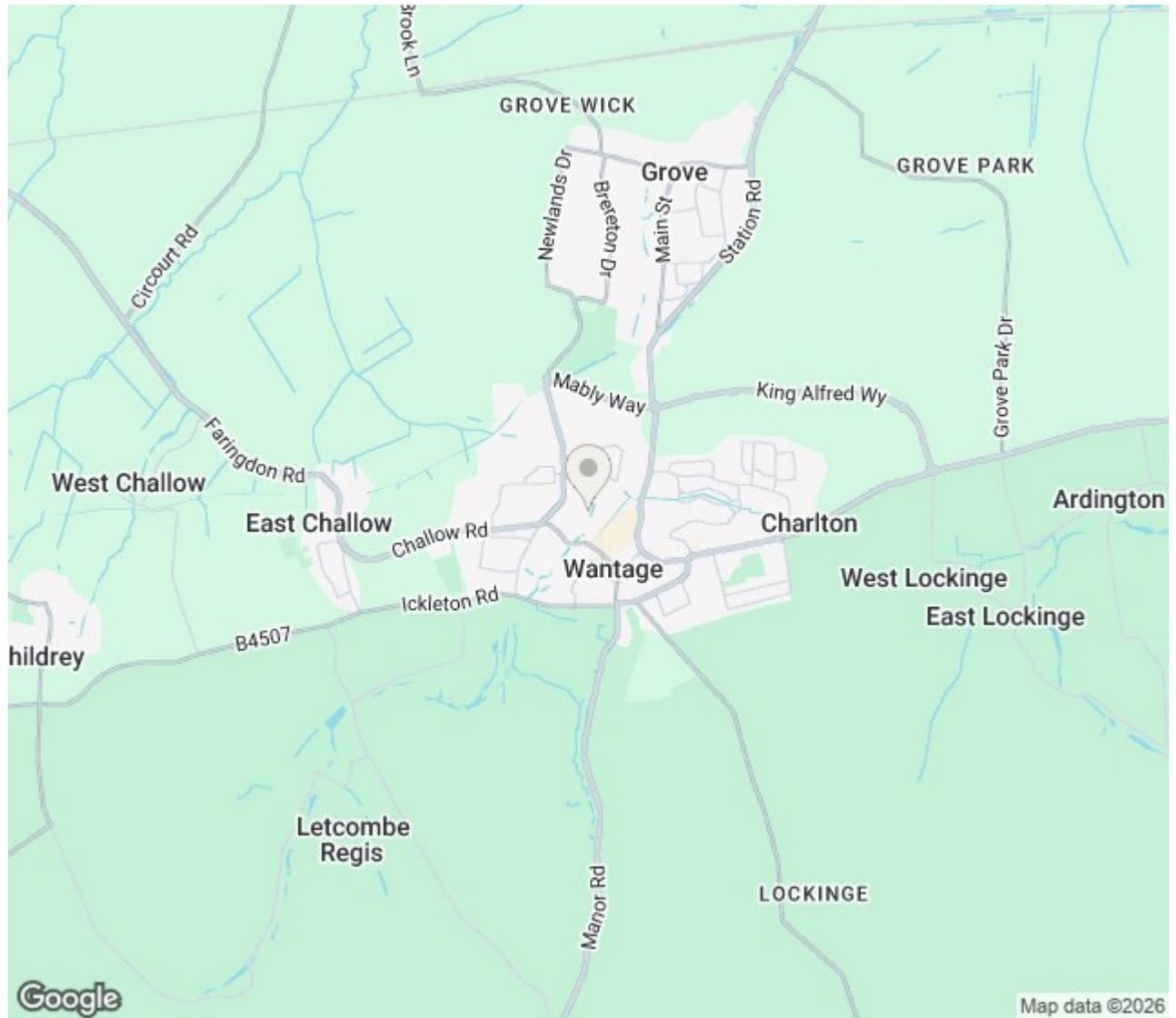
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

DIRECTIONS

Leave Wantage market place via mill street and follow the road up to the roundabout. Turn right at the roundabout (2nd exit) and drive down Denchworth road, where you can turn right into Belmont at the corner.

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As indicated by our D&S 'For Sale' sign.

Viewings strictly by prior appointment
with the sole agents Douglas & Simmons
Tel 01235 766222



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