

PROPERTY AGENTS

**JP Knight**



Wantage Road, Wallingford OX10 0LX



## Wantage Road, Wallingford

This substantial detached 4 bedroom house is set in a sought after position on the outskirts of Wallingford enjoying views across open countryside and approached via a long private driveway.

The accommodation is arranged off the central hall with a spacious kitchen/breakfast room featuring French doors that open to the rear garden. There is a sitting room with bay and casement door to the front and a feature fireplace, 2 further reception rooms and cloakroom. Upstairs the bedroom 1 has an en suite shower, there are 3 further bedrooms and bathroom.

The grounds extend to a fifth of an acre with a long driveway to the house and a secluded rear garden that abuts open countryside.



## Tenure - Freehold

### Accommodation

Entrance Hall: Radiator, wood style flooring, stairs to landing with cupboard under.

Downstairs Cloakroom: 2-piece suite, double glazed window, gas boiler.

Sitting Room: Featuring a bay window and casement door to the front, 2 radiators, feature fireplace with a wood surround.

Family Room: A bright room with a large bay window to the front, radiator.

Study: A window overlooks the rear, wood style floor, radiator, cupboards flanking the chimney breast.



Kitchen/Breakfast Room: A lovely triple aspect room with a door to the drive and French doors to the garden. Range of storage units, worktops, stainless steel sink unit, gas hob, extractor hood, electric oven, further appliance spaces, tiled floor, downlighters, radiator.

Stairs to Landing: Loft hatch and airing cupboard.

Bedroom 1: Windows to the rear and side, offering fantastic views, radiator, archway to:

Ensuite Shower Room: White 2 piece suite including a tiled shower cubicle, hand wash basin within a vanity unit, tiled floor.

Bedroom 2: Double aspect with windows to the front and side, wooden style flooring, 2 radiators, wardrobe.

Bedroom 3: Front aspect, radiator.

Bedroom 4: Front aspect and radiator.

Bathroom: White 3-piece suite including P-bath with a shower screen and shower over, tiled walls and floor, window, radiator.

Outside

The property is approached over a long drive which opens into a turning area, with parking in front of the property. To the front of this there is a large area of lawn with established shrub and plant borders. A narrow driveway to the side of the property leading to the attached garage with a side door into the house.

Garage: 15'5 x 7'9 Twin doors to the front.

Rear Garden: Paved terrace leading to a large lawn which runs the full length of the garden bordered by established trees and shrubs, timber fence, and hedging, far reaching views across open countryside.



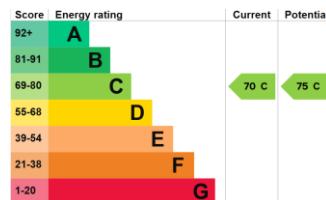
## Approximate Gross Internal Area 1644 sq ft - 153 sq m

Ground Floor Area 770 sq ft - 72 sq m

First Floor Area 754 sq ft - 70 sq m

Garage Area 120 sq ft - 11 sq m

From our offices on St Martin's Street, head towards High Street, turn left at the first cross street onto High Street, at the roundabout, continue straight onto Station Road, continue onto Wantage Road and the property will be on the right.



**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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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