



6 Rae Crescent, Wantage

In Excess of £375,000

Waymark

6 Rae Crescent

Wantage

A beautifully presented three-bedroom semi-detached home offering stylish and contemporary accommodation together with a particularly attractive larger-than-average garden for a property of this type. The property has been exceptionally well maintained by the current owners and is presented in excellent condition throughout. A property that should be viewed to be fully appreciated, it offers a superb combination of modern family living, generous outdoor space and a high standard of presentation.

The useful entrance hall provides access to the principal rooms and includes a useful cloakroom. Positioned at the front of the house, the spacious living room is a comfortable and versatile reception space with useful understairs storage. To the rear, the impressive kitchen/dining room forms the natural heart of the home. Well equipped with a comprehensive range of contemporary fitted units and generous worktop space, there is plenty of room for both everyday family dining and entertaining. The room enjoys an attractive outlook over the garden, with direct access outside creating a natural connection between the indoor and outdoor living spaces.





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Upstairs the landing leads to three bedrooms. The master bedroom features fitted wardrobes together with a modern en-suite shower room, while the two remaining bedrooms are served by a contemporary family bathroom.

One of the property's particular strengths is the generous rear garden, which is notably larger than average for a modern three-bedroom semi-detached home. Offering plenty of space for outdoor dining, entertaining, children's play and relaxation, it provides a valuable extension to the living accommodation and is complemented by gated side access. A private driveway provides off-road parking, with an electric vehicle charging point adding further convenience.

Built to modern standards with energy efficiency firmly in mind, the property combines the benefits of contemporary construction with well-planned and beautifully maintained accommodation. The high EPC rating, modern specification and approximately six years remaining on the NHBC warranty provide further reassurance and peace of mind for the next owner.



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The property is ideally positioned for access to a range of local amenities, with shops and schools within easy reach and the popular market town of Wantage just a short distance away. Wantage offers an excellent selection of independent shops, cafés, restaurants and leisure facilities, while the surrounding countryside provides a wealth of opportunities for walking, cycling and enjoying the outdoors.

Material Information: The property is freehold and connected to mains gas, electricity, water, and drainage, with gas central heating and uPVC double glazing throughout. There is an estate management fee of circa £90 per quarter for the maintenance of the development. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor and in-home for O2 & Vodafone. Good outdoor, variable in-home for Three & EE according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. Broadband - Ultrafast available.



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Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

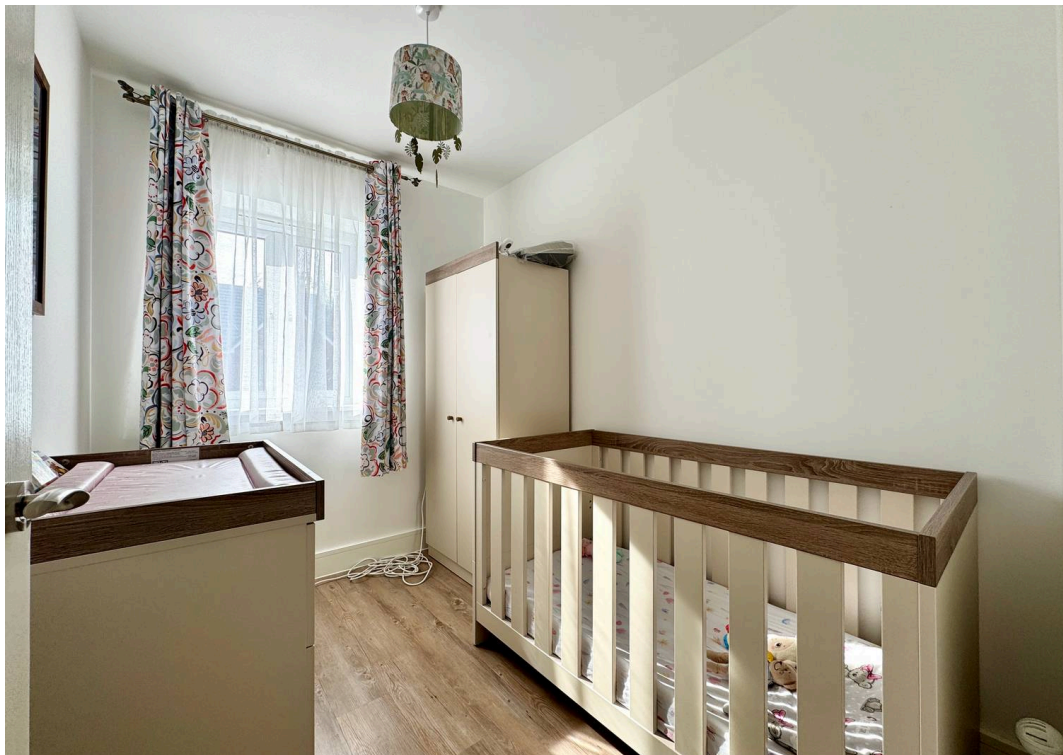
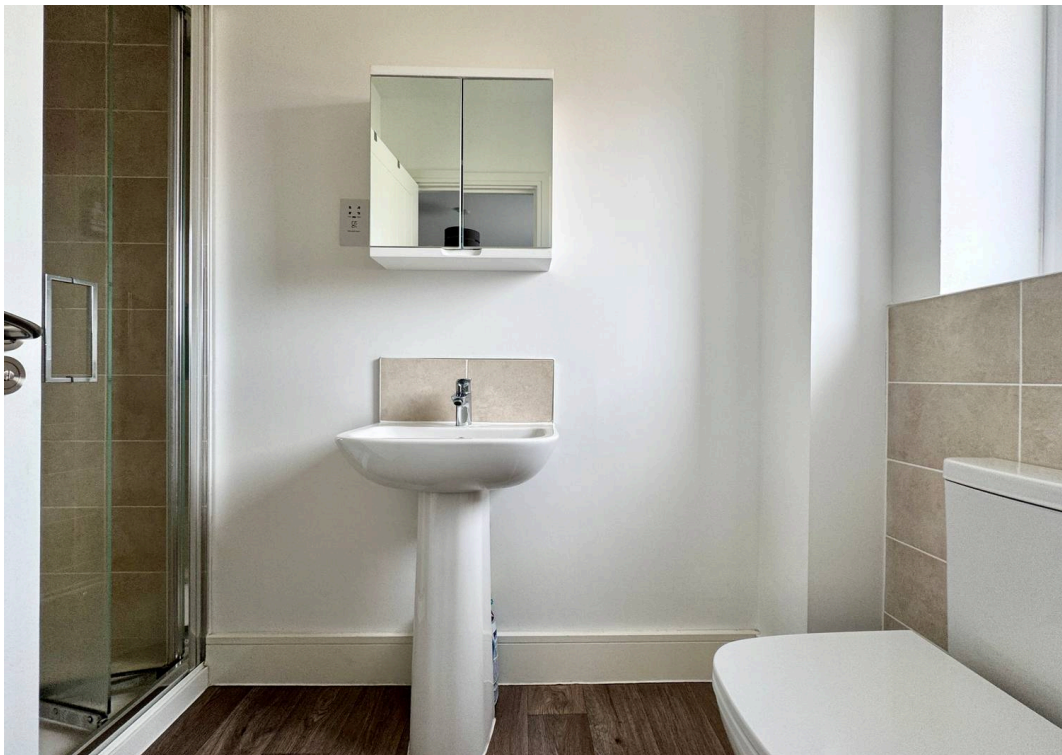
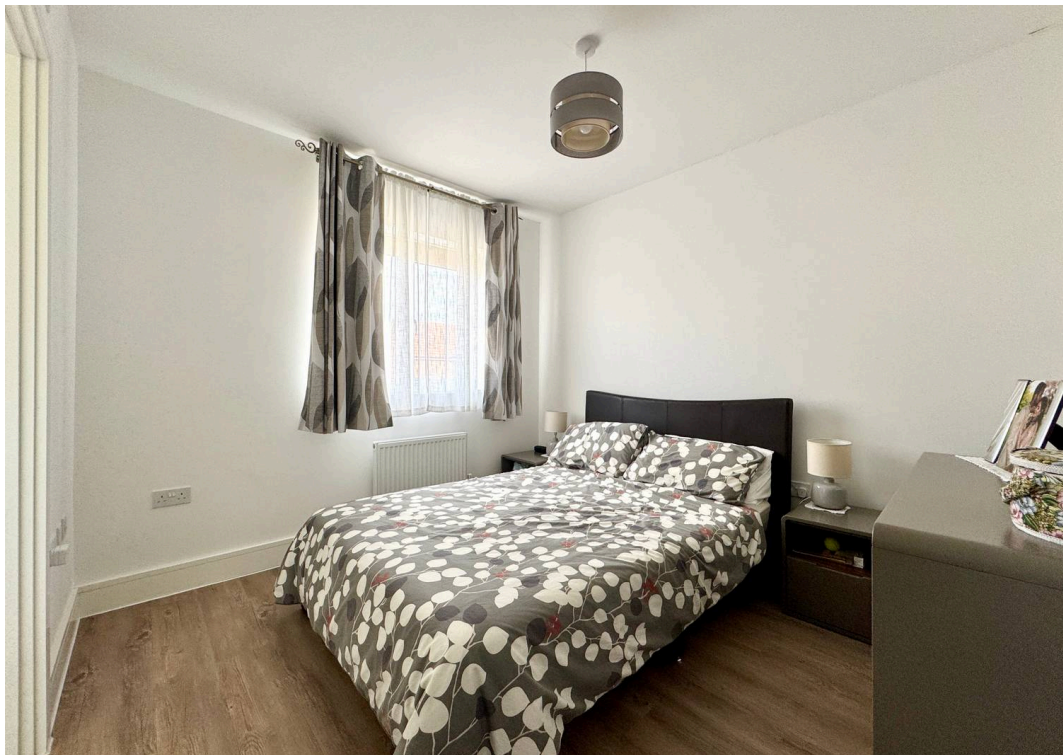
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

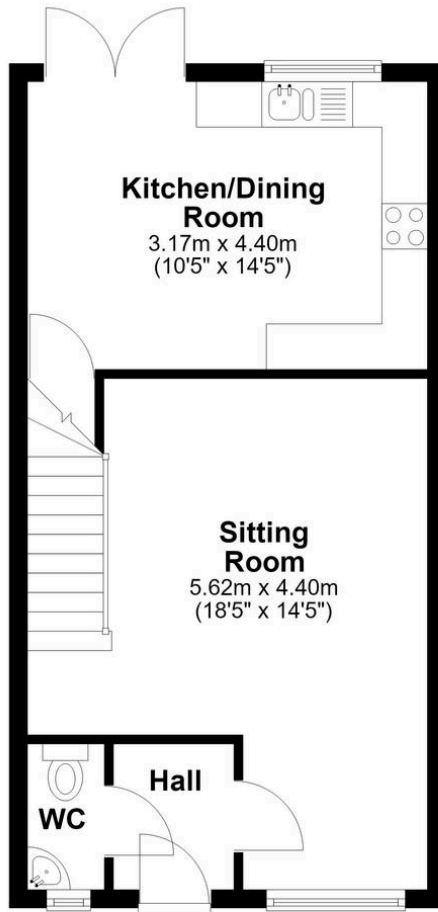
- Immaculate Three Bedroom Semi-Detached Home
- Larger Than Average Garden For A Property of This Type
- Good Size Living Room Along With A Beautiful & Spacious Kitchen/Dining Room
- Driveway Directly To The Side of The Home With EV Charger
- Constructed By St Mowdens Home On The Highly Sought After Kingsgrove Development
- Exceptionally Well Maintained - Viewing Essential





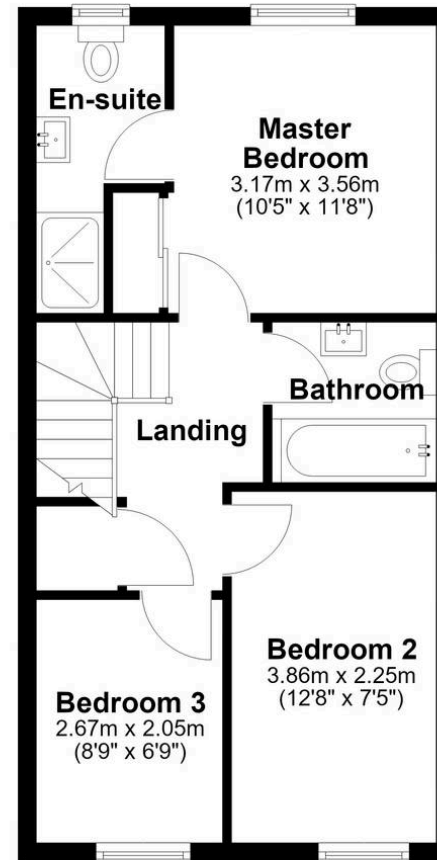
Ground Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



First Floor

Approx. 39.6 sq. metres (425.9 sq. feet)



Total area: approx. 78.7 sq. metres (846.9 sq. feet)

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