



51 Larkdown, Wantage, OX12 8HF
£420,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious three-bedroom semi-detached home with a large well established garden, garage, and parking. Situated on the eastern edge of Wantage and close to countryside walks.

This attractive property offers well-balanced accommodation ideal for family living, and features an extended, welcoming entrance hall with built-in shoe and storage cupboards. There is a large, bright sitting room, a separate dining room with patio doors opening onto the rear garden, a good-sized kitchen with a very useful larder cupboard, and a side hallway leading to the WC and outside.

On the first floor are three double bedrooms, all benefitting from storage cupboards, along with a modern family bathroom with a shower over the bath.

Outside, a standout feature of the home is its approximately 90 ft rear garden, offering an excellent degree of privacy, along with a patio area, border planting, and mature trees. The garage is accessed via a personal door to the side and an up-and-over door at the front, with parking directly in front. There is also a further outbuilding currently used as a work-from-home space, complete with power, lighting, and air conditioning.

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 most 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. Properties built pre-2000 may contain asbestos in certain materials used.





Key Features

- Presented in good condition throughout
- Desirable location, close to scenic countryside walks
- Three good sized bedrooms
- Garage and electric car charger
- Outbuilding, currently used as home office
- Large mature rear garden
- Kitchen with pantry
- Extended entrance hall
- Three bedrooms, two reception rooms
- Council tax band: D, EPC: C

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.

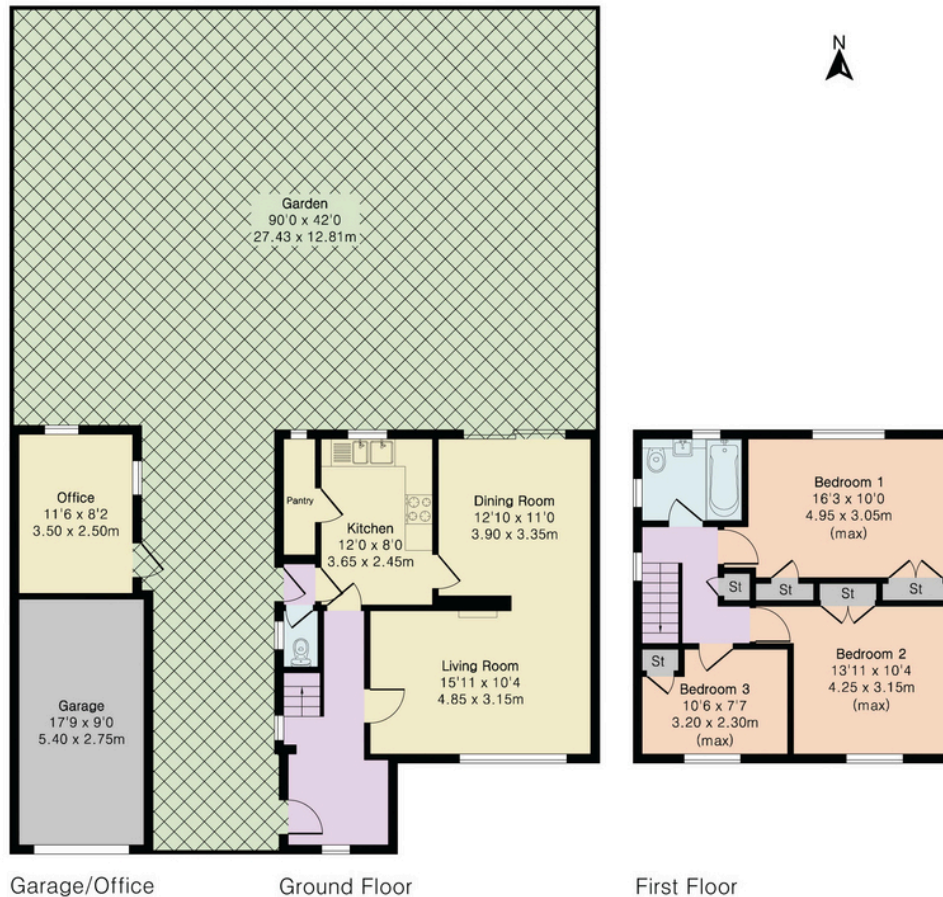


**Approximate Gross Internal Area 1313 sq ft - 122 sq m
(Including Garage/Office)**

Ground Floor Area 551 sq ft – 51 sq m

First Floor Area 504 sq ft – 47 sq m

Garage/Office Area 258 sq ft – 24 sq m



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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