



25 Highclere Gardens, Wantage, OX12 9YB

£450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented four-bedroom detached family home, occupying a generous plot with pretty wrap-around gardens, ample driveway parking and a detached double garage, all situated within easy reach of Wantage town centre

The accommodation comprises a welcoming entrance hall with cloakroom and storage, leading to a spacious sitting room with a feature fireplace and French doors to the rear garden, and an opening through to the bright dining area with wooden flooring. The contemporary kitchen is fitted with a range of sleek wall and floor units, and has integrated appliances including an oven, hob, and extractor, in addition to a side access door.

To the first floor are four good sized bedrooms, with built-in storage available in the master bedroom, and bedrooms two and three. The modern family bathroom includes a bath with shower.

Outside, a detached double garage provides excellent parking or storage, and is complemented by ample off-road parking, and there is also a side access gate. The large and private rear garden is mainly laid to lawn, with patio area, raised flower beds and a pond, with a further lawned area situated to the side of the property.

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





Key Features

- Four bedrooms
- Private rear garden
- Sitting Room
- Dining Room
- Cloakroom
- Double garage
- Parking for multiple vehicles
- Council Tax Band; E, EPC Rating; 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.

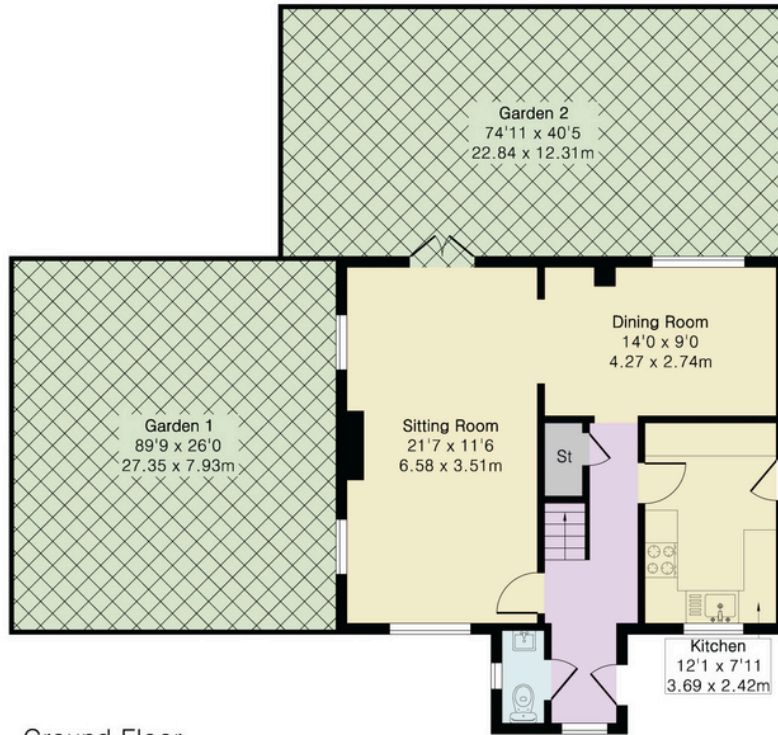


**Approximate Gross Internal Area 1159 sq ft - 108 sq m
(Excluding Garage)**

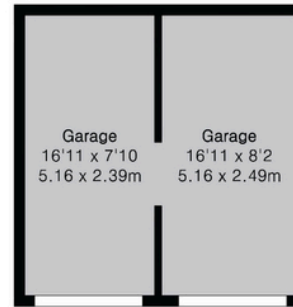
Ground Floor Area 600 sq ft – 56 sq m

First Floor Area 559 sq ft – 52 sq m

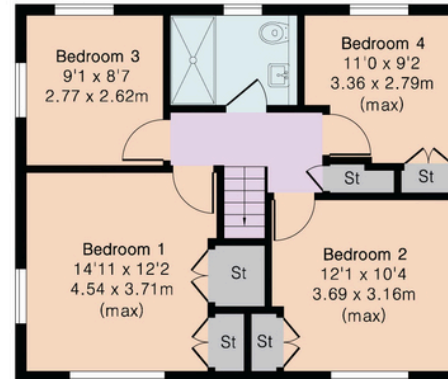
Garage Area 278 sq ft – 26 sq m



Ground Floor



Garage



First Floor

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