



70 Orchard Way, Wantage

Guide Price £360,000

Waymark

70 Orchard Way

Wantage, Wantage

A beautifully presented three-bedroom semi-detached family home which has been much improved by the current owners. Offering generous and versatile living space both inside and out, this property is ideal for modern family life and truly must be viewed to be fully appreciated all the home has to offer.

On the ground floor, the property boasts a stunning and spacious open plan kitchen/dining room through to the living room. The kitchen is fitted with ample cabinetry, integrated appliances including a dishwasher and fridge/freezer, and a central island providing additional storage. The dining area enjoys natural light from the French doors, which open directly onto the garden, while the adjoining living space features a charming fireplace now home to a log burner, creating a warm and inviting atmosphere. Completing the ground floor is a practical utility area with space for a washing machine and cupboards for extra storage and beautiful, modern re-fitted family bathroom.

Upstairs, the accommodation comprises two well-proportioned double bedrooms and a generous third bedroom. The master bedroom benefits from built-in wardrobes along with a recess over the stairs that provides an ideal space for a dressing table or additional storage.





70 Orchard Way

Wantage, Wantage

Externally, the property enjoys a generous rear garden extending to approximately 70ft. Mature and well established, it features vegetable patches, flower beds, and fruit trees, ideal for those with green fingers. To the rear the property is screened by trees adding to the overall privacy. To the front, there is a small frontage laid to lawn alongside a driveway providing off-road parking. The property also benefits from a garage, currently used for storage, which would require remedial work.

Furthermore, the property is conveniently positioned within the ever popular Market Town of Wantage, just a short walk from the town centre, local schools, and regular bus routes.

Material Information: The property is freehold, connected to mains water, electricity, gas and drainage. The property is heated via a new gas fired boiler replaced in October 2024 and there is uPVC double glazing throughout.



70 Orchard Way

Wantage, Wantage

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: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

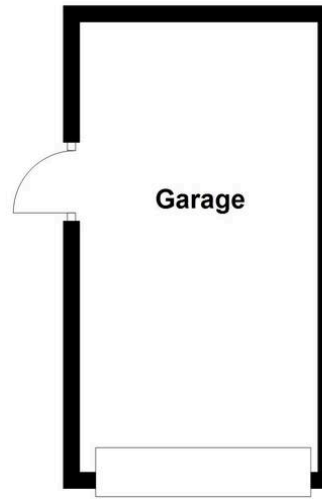
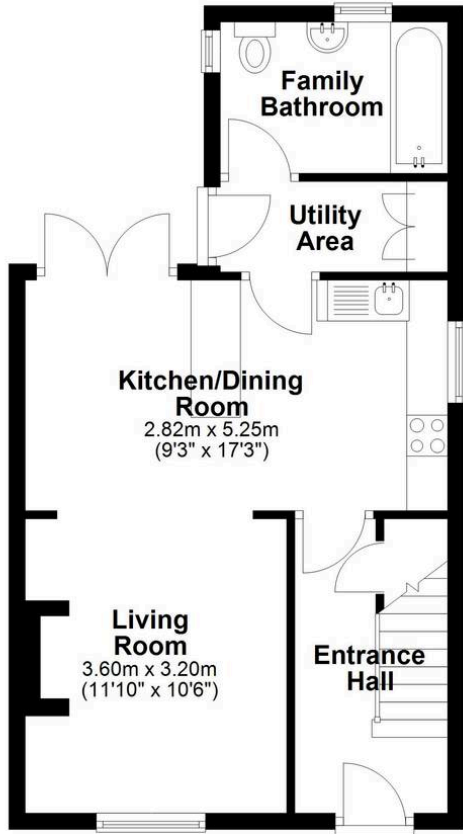
- Beautiful Three Bedroom Semi-Detached Family Home
- Stunning Open Plan Kitchen/Dining Room
- Living Room With Feature Log Burner
- Useful Utility Area & Ground Floor Modern Bathroom
- Circa 70ft Mature & Private Rear Garden
- Driveway Parking Providing Off Road Parking
- Popular & Convenient Wantage Location, Close To Amenities





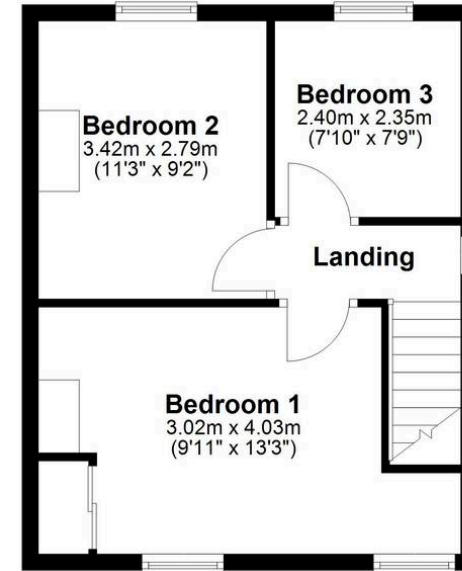
Ground Floor

Approx. 58.8 sq. metres (633.0 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.5 sq. feet)



Total area: approx. 92.4 sq. metres (994.5 sq. feet)

Waymark Wantage

Waymark Property, 23 Wallingford Street, Wantage - OX12 8AU

01235 645 645

wantage@waymarkproperty.co.uk

<http://www.waymarkproperty.co.uk>

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan - Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for an error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.