



102 Whittington Crescent, Wantage, OX12 9TZ

Guide Price £525,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Whittington Crescent is a beautifully presented four-bedroom detached home, constructed in 2016 by the renowned Bovis Homes. Ideally situated within easy walking distance of Wantage town centre.

The property welcomes you with a spacious entrance hallway leading into a generously sized living and dining room, featuring French doors that open onto the private west facing rear garden. The well-appointed kitchen benefits from a range of integrated appliances. Completing the ground floor is a versatile separate playroom, ideal for families, along with a convenient downstairs cloakroom.

To the first floor are four generously sized bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. The accommodation is further complemented by a well-appointed family bathroom.

Further benefits include a private west-facing rear garden, driveway parking for several vehicles, and a garage.

Estate maintenance charge - TBC



Some material information to note: Freehold property. Mains gas, 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 within this postcode. We are not aware of any planning permissions in place which would negatively affect the property.



Key Features

- Detached house
- Four bedrooms
- West facing garden
- Living / dining room
- Play room
- Downstairs cloakroom
- Driveway parking
- Garage
- Council tax band - E
- 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.

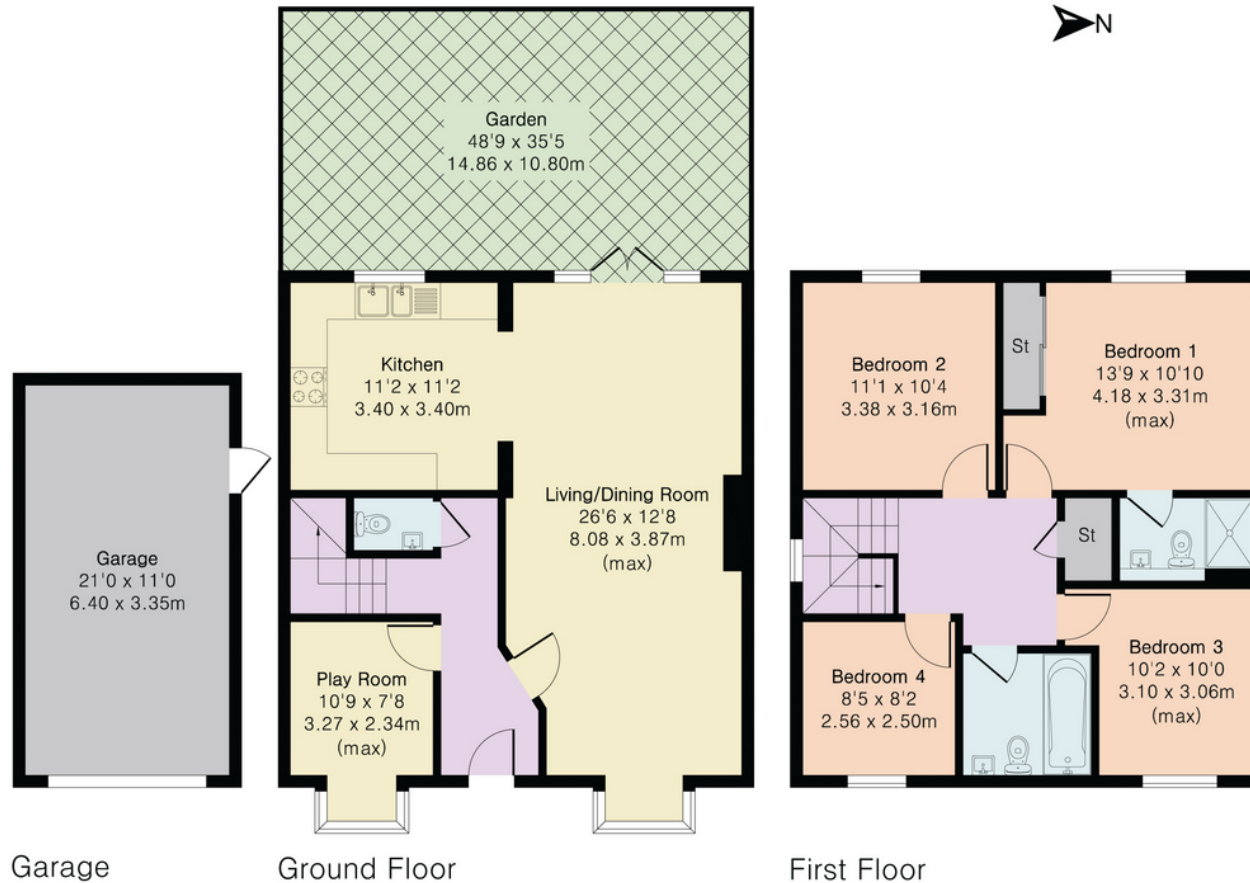


**Approximate Gross Internal Area 1307 sq ft - 122 sq m
(Excluding Garage)**

Ground Floor Area 663 sq ft – 62 sq m

First Floor Area 644 sq ft – 60 sq m

Garage Area 231 sq ft – 21 sq m



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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