



12 Kings Close, Letcombe Regis, Wantage, OX12 9JF
£485,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A recently extended four bedroom semi-detached property in Kings Close in Letcombe Regis.

Upon entering the property you are greeted by a good sized entrance hall. To the front of the property is a cosy living space, with log burning fire and clever recessed wall space for TV and storage. To the rear is an extremely good sized open plan kitchen/dining space, which will be ideal for entertaining and family life. One half of this space features a glass roof, allowing lots of natural light into the room. The newly installed kitchen has built in appliances including induction hob, oven, dishwasher and fridge / freezer.

The first floor has been completely renovated and is all newly finished to a high standard, with four lovely bedrooms. The master bedroom is generously sized, with brand new En-suite bathroom featuring large walk in rainfall shower. The second and third bedrooms are both good sized doubles and the smaller fourth bedroom makes an ideal office space or single bedroom. The family bathroom is again newly installed, fantastic Scandinavian style cotemporary design with shower over bathtub.



The front of the property has plenty of room to park multiples vehicles with added benefit of a carport. There is side access to the 60ft long rear garden mainly laid to lawn with mature hedges, gravelled seating area and newly installed fencing. Some material information to note: Freehold property. Electric central heating. Mains water, electrics and drains. Ofcom checker indicates standard and superfast broadband is available at this postcode. Ofcom checker good outdoor 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.

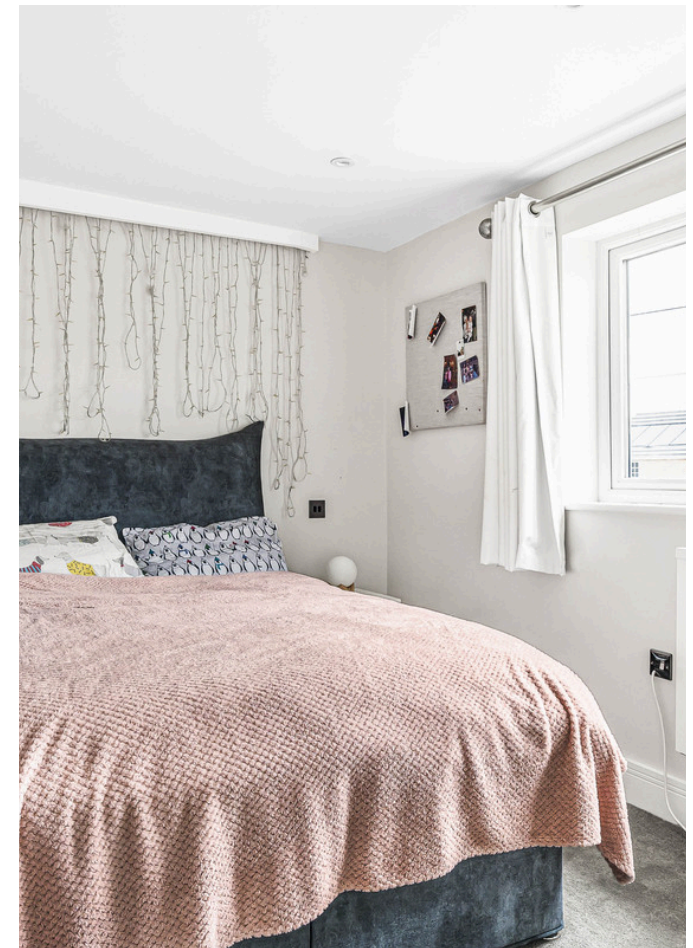


Key Features

- End of Chain
- Four bedroom family home
- Semi- detached
- Modern / Stylish newly fitted kitchen
- En-suite to master bedroom
- Off street parking
- Built in kitchen appliances
- Carport
- Council Tax Band: C, EPC Rating: D

The Location

Letcombe Regis nestles at the foot of the Berkshire Downs approximately 1.5 miles southwest of the Market Town of Wantage. The village has a shop/coffee shop highly regarded public house village hall and sporting facilities/clubs including tennis football cricket and bowls. Wantage is a historic market town situated within the Vale of White Horse. The town offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. There are excellent communication links via the A34 with the M40 in the north and M4 in the south. Didcot c.11 miles offers a fast service to London Paddington c.40 minutes. Oxford Parkway c.21 miles offers a fast service to London Marylebone c. 65 minutes.



Thomas Merrifield and their clients give notice that:

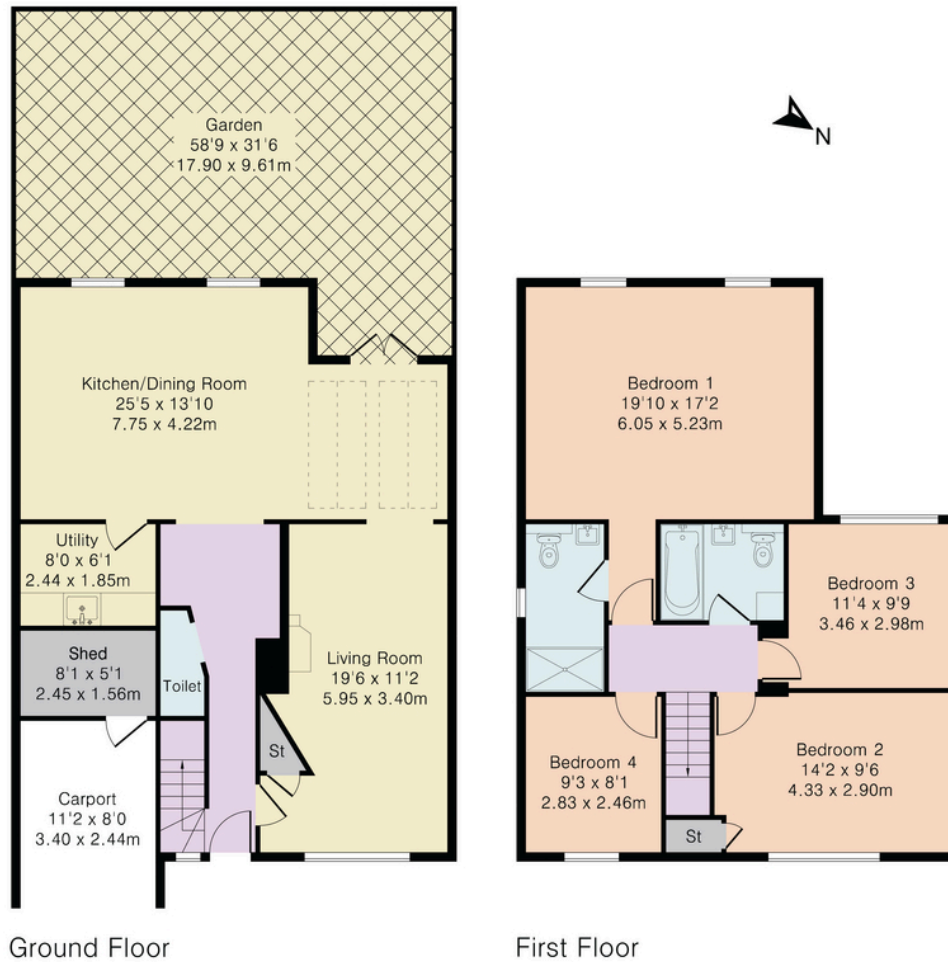
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 1489 sq ft - 139 sq m

Ground Floor Area 750 sq ft – 70 sq m

First Floor Area 739 sq ft – 69 sq m



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