



102 Whittington Crescent, Wantage, OX12 9TZ

Offers In Excess Of £500,000 Freehold

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



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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