



Sedge Smith Way, Wantage, OX12 8GL

£535,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An immaculate three/four-bedroom detached family home located within a small and popular development close to Wantage town centre.

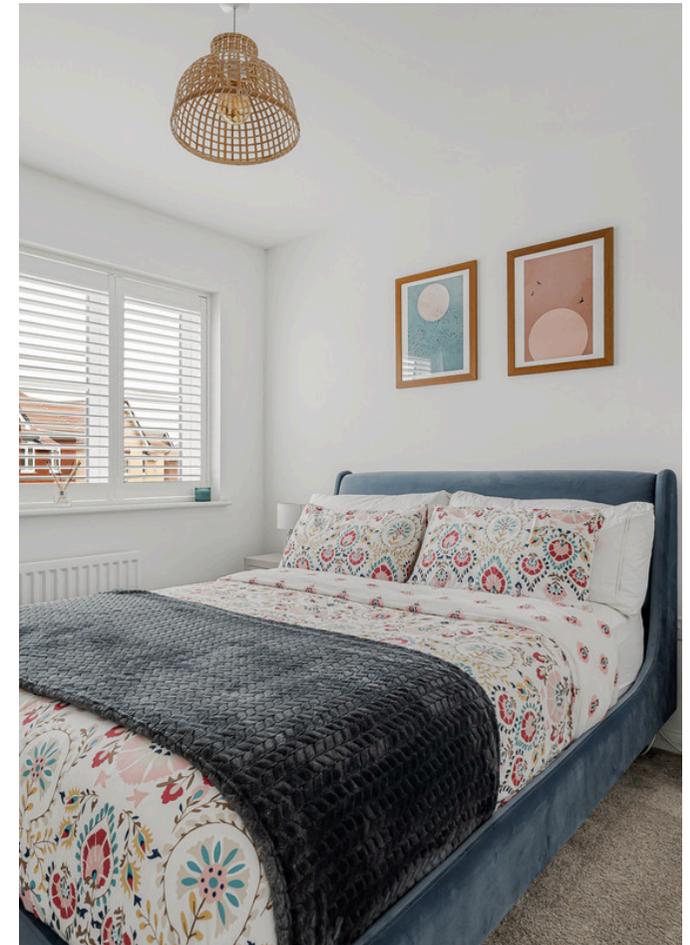
Offering approximately 1,364 sq ft of versatile accommodation (plus garage), the property comprises a welcoming entrance hall with built in understairs storage and leads to all ground floor rooms. A bright sitting room is positioned at the front of the property, along with a useful second reception room currently utilised as a study. To the rear, the open-plan kitchen/dining room provides an excellent space for entertaining, featuring bi-folding doors that open onto the private rear garden. The kitchen is well equipped with quartz worktops and integrated appliances.

To the first floor, the principal bedroom is currently arranged with a dressing area and en-suite shower room; however, this space could easily be reconfigured to create a comfortable fourth bedroom if required. There are two further good sized double bedrooms and a family bathroom.

Outside, there is driveway parking for multiple vehicles, along with an electric vehicle charging point and a good-sized detached garage with power and lighting. The rear garden is a particular highlight, having been landscaped to a high standard by the current owners to incorporate a large porcelain patio area, artificial lawn and automatic garden lighting and flower bed irrigation system. The garden enjoys an excellent degree of privacy and a sunny south-facing aspect.

Other benefits include air conditioning in the living room and master bedroom, solid wooden shutters throughout with remote operated black out blinds in all bedrooms, outdoor hot and cold tap and wired CCTV.





Key Features

- Detached family home
- Landscaped south facing rear garden
- Potential fourth bedroom
- Large kitchen / dining room
- Located on a small popular development close to Wantage market place
- Ground floor study
- Master bedroom with ensuite shower room
- Air conditioning
- Detached garage
- EPC rating: B, Council tax band: E



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.

Some material information to note: Estate maintenance charge: £279 per annum. Freehold property. Gas central heating. Mains water, mains electrics and mains drains. The property has driveway parking. Ofcom checker indicates standard, superfast and Ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all 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.



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.

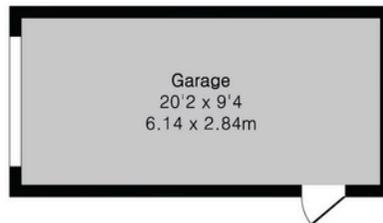
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

**Approximate Gross Internal Area 1364 sq ft - 126 sq m
(Excluding Garage)**

Ground Floor Area 682 sq ft – 63 sq m

First Floor Area 682 sq ft – 63 sq m

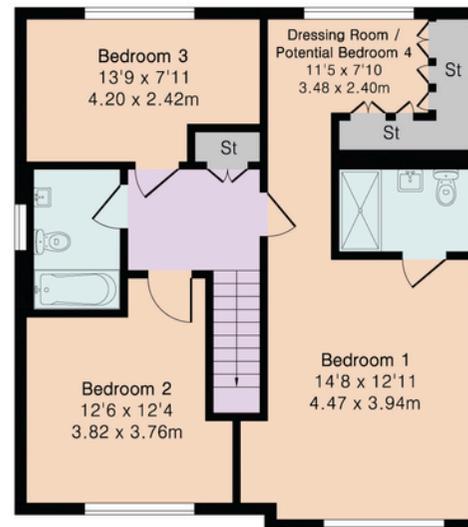
Garage Area 188 sq ft – 17 sq m



Garage



Ground Floor



First Floor

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