

Parsonage Close, Wantage, OX12 7HP

Guide Price £850,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS









The Property

1 Parsonage Close is a charming Grade I listed barn conversion, positioned within a highly regarded and sought-after area of the historic market town of Wantage. The property is entered via a welcoming entrance hall, which provides access to all ground-floor accommodation. To the right, a stunning refitted kitchen boasts a stylish breakfast bar and a useful adjoining utility area. Positioned opposite the kitchen is a versatile and characterful snug, which could equally lend itself to use as a fourth bedroom. A conveniently located ground-floor bathroom sits adjacent, further enhancing the flexibility of the accommodation and offering excellent potential for multi-generational living or comfortable guest accommodation. Adjacent to the snug is a separate dining room, which enjoys the added benefit of internal access to the double garage, complete with lighting and power. The room also features doors opening directly onto a patio area within the private rear garden, making it ideal for entertaining. Completing the ground floor is a truly impressive living room, rich in period character and charm, with a working fireplace providing a wonderful focal point and creating a warm and inviting atmosphere. A staircase rising from the living room leads to the second bedroom, a characterful and versatile space featuring exposed beams and dual-aspect windows, once again, this room offers flexibility to suit a variety of needs, whether as a guest bedroom, home office or additional reception space. The remaining first-floor accommodation is accessed via the main staircase, which leads to a spacious family bathroom, bedroom three and, of course, the impressive principal bedroom with its own en-suite shower room. Further benefits include a charming attached pergola, creating a seamless connection between indoor and outdoor living, with direct access onto the private rear garden which is a particular highlight, offering three separate patio areas, complemented by mature planted borders and a generous expanse of lawn.







Key Features

- Grade I listed barn conversion
- Four bedrooms
- Multiple reception rooms
- Three bathrooms
- Double garage
- Driveway parking
- Utility
- Council tax band - G
- EPC - D







The Location

This truly unique and characterful barn conversion enjoys a wonderful position within a designated conservation area in the highly desirable Oxfordshire market town of Wantage.

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 Doomsday 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: 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 most 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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Approximate Gross Internal Area 2514 sq ft - 233 sq m
(Including Garage)
Ground Floor Area 1553 sq ft – 144 sq m
First Floor Area 961 sq ft – 89 sq m



PINKPLAN

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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