



27 Fyfield Close, Wantage, OX12 8HN
£400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A superb extended three-bedroom semi-detached home, ideally positioned in a quiet cul-de-sac on the eastern edge of Wantage, close to countryside walks.

This delightful property has been thoughtfully extended and improved to provide generous additional ground-floor living space. The accommodation comprises a large entrance hall, a spacious utility room and a stylish downstairs shower room, complete with a useful storage cupboard. The modern kitchen features a comprehensive range of wall and floor-mounted units, complemented by integrated appliances. The generously proportioned sitting/dining room benefits from a charming bay window and flows seamlessly into a bright second reception room, which enjoys French doors opening onto the rear garden.

The first floor provides three generously proportioned bedrooms, with the principal bedroom benefiting from built-in storage, together with a well-appointed family bathroom. Outside, the property benefits from ample driveway parking to the front. The enclosed, sunny rear garden is predominantly laid to lawn and features a patio area and useful garden shed.



Some material information to note: Freehold property. Gas central heating. 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 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. 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.



Key Features

- Extended three bedroom
- Modern kitchen
- Three bedrooms
- Spacious sitting / dining room
- Second reception room
- Ground floor shower room
- Ample driveway parking
- Sunny rear garden
- Utility room
- Council tax band: D, EPC: C, Freehold

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 1133 sq ft - 105 sq m

Ground Floor Area 678 sq ft – 63 sq m

First Floor Area 455 sq ft – 42 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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