



6 Chapel Close, Wantage

In Excess of £400,000

Waymark

6 Chapel Close

Wantage, Wantage

Enjoying a superb town centre position overlooking an attractive green in a quiet cul-de-sac, this spacious four-bedroom townhouse offers an exceptional opportunity to acquire a well-located home within the heart of the highly regarded market town of Wantage. Offered for sale with no onward chain, the property is ideally placed within easy walking distance of all major amenities and must be viewed to be fully appreciated.

The ground floor opens into a welcoming entrance hall with a convenient downstairs cloakroom. To the front, the generous kitchen/breakfast room is flooded with natural light from a striking bay window, creating a charming setting for everyday dining while enjoying a pleasant outlook across the green. To the rear, the living room offers a comfortable and inviting environment, with French doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living.

The first floor provides two spacious double bedrooms, both benefiting from built-in wardrobes, together with a further well-proportioned bedroom offering flexibility as a guest room, nursery, or home office. A modern shower room serves this level.



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Occupying the entire top floor, the impressive master suite enjoys a sense of privacy and space, featuring fitted wardrobes and a stylish ensuite bathroom.

Externally, the enclosed low maintenance rear garden offers a pleasant area for relaxation and entertaining, with useful rear pedestrian access. The property benefits from a garage located beneath a nearby coach house, allocated off-road parking directly in front, and an additional privately owned parking space beyond the garden gate, providing excellent parking provision.

Perfectly positioned just a short walk from Wantage's vibrant town centre, the property enjoys immediate access to a wide range of independent shops, cafés, restaurants, schools and transport links. Combining a peaceful outlook and cul-de-sac setting with the convenience of town-centre living, this home is ideally suited to modern family life and professional commuting

Material Information - The property is Freehold, connected to mains water, electricity, drainage and gas. The property is heated via a gas fired boiler and there is uPVC double glazing throughout.



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Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

Council Tax band: D

Tenure: Freehold

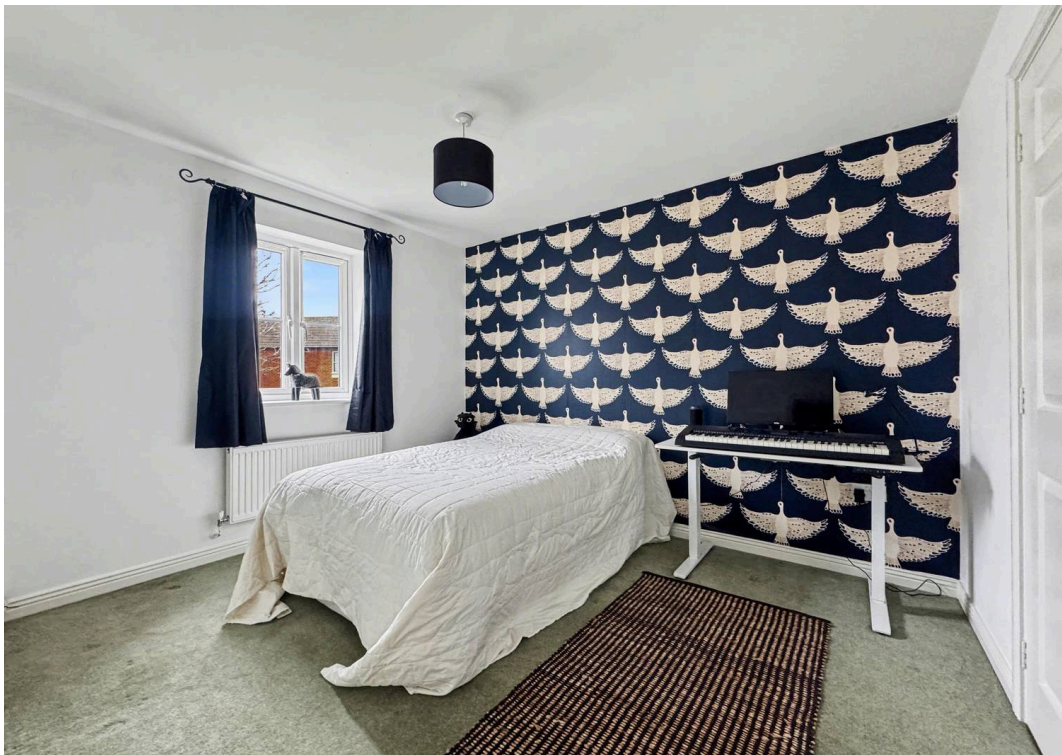
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Spacious & Versatile Townhouse
- Kitchen/Breakfast Room With Beautiful Bay Window
- Living Room With French Doors Onto The Garden
- Master Bedroom With Ensuite & Built-In Wardrobes
- Built-In Wardrobes To Bedrooms 2 & 3
- Low Maintenance Rear Garden
- Garage & Parking
- Pleasant Position Overlooking Greenery
- Prime Wantage Location, Close To Amenities



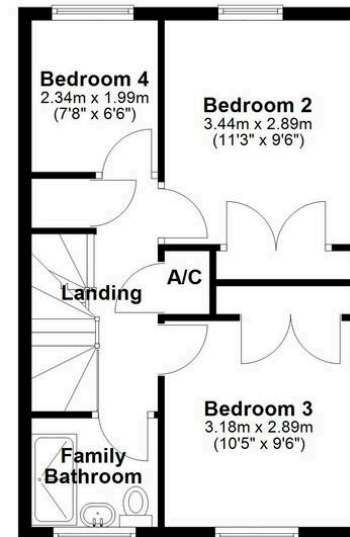




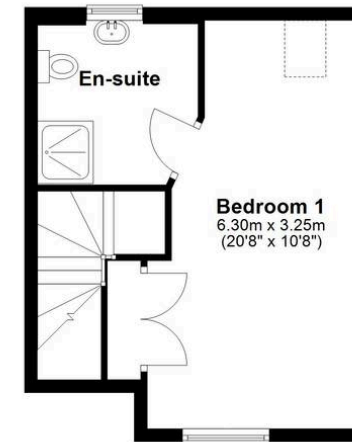
Ground Floor
Approx. 51.5 sq. metres (554.7 sq. feet)



First Floor
Approx. 38.8 sq. metres (418.0 sq. feet)



Second Floor
Approx. 29.9 sq. metres (321.5 sq. feet)



Total area: approx. 120.2 sq. metres (1294.2 sq. feet)

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