DOUGLAS & SIMMONS

# 4, Jubilee Gardens,

## Wantage, Oxfordshire

# 4 Jubilee Gardens, Wantage, Oxfordshire, OX12 9TQ

## Guide Price £400,000 Freehold

**Situated in Jubilee Gardens, Wantage, this well-appointed three-storey semi-detached townhouse offers flexible and spacious living, parking, a private garden and a convenient location in the town.**

**• Spacious open plan living • Arranged over three floors with 3 double bedrooms • En-suite shower room and family bathrrom • Private and enclosed rear garden • Parking to the front • Downstairs WC • Garage conversion to a kitchen diner family room • Cul-de-sac position • Near the the town and amenities • Gas central heating**

## LOCATION

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.45mins).

## DESCRIPTION

UNEXPECTEDLY RE AVAILABLE. Situated tucked away in Jubilee Gardens, Wantage, this well-appointed three-storey semi-detached townhouse offers an exceptional living experience. Spanning an impressive 1,357 square feet, the property boasts a spacious and versatile layout, making it ideal for families or those seeking extra room for work and leisure.

Upon entering, you are greeted by a large sitting room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. Adjacent to this, a separate snug area serves as an ideal study or playroom, catering to various lifestyle needs. The ground floor also features a convenient downstairs WC, enhancing the practicality of the home.

Recent improvements include a garage conversion that has transformed the space into a delightful kitchen diner and family room. This modern area is perfect for family life allowing for seamless interaction while cooking and dining.

The first floor comprises two generous bedrooms, complemented by a well-appointed family bathroom. Ascending to the second floor, you will find the master bedroom, which includes an en-suite shower room. Additionally, a useful study landing area offers a space for work or study.

Outside, the property benefits from parking at the front, along with additional nearby parking options. The private west-facing rear garden is a delightful feature, perfect for enjoying the afternoon sun and hosting outdoor activities, with a mature tree.

This townhouse in Jubilee Gardens is a rare find, combining modern living with ample space and convenience. It is an excellent opportunity for those looking to settle in a desirable location with all the amenities for the town at hand.

## FLOOR AREA

**1357.00 sq ft**

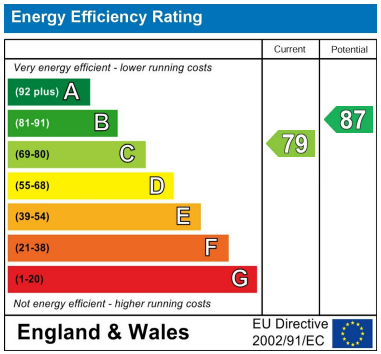
**Vale of White Horse District Council**

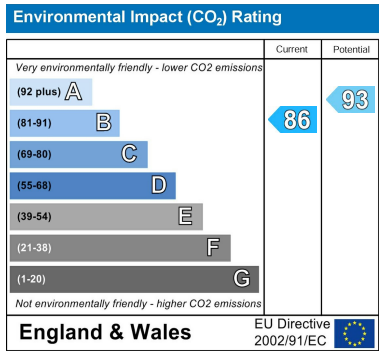
## COUNCIL TAX BAND E

# Jubilee Gardens, Wantage, OX12

Approximate Area = 1406 sq ft / 130.6 sq m

For identification only - Not to scale




## DIRECTIONS TO OX12 9TQ

what3words///region.runs.epidemics As indicated by our D&S 'For Sale' board

## Other Material Information

- Ofcom checker indicates good mobile availability outdoor for, EE, Three, O2 and Vodafone
- Ofcom checker indicates Standard and Superfast broadband are available at this property
- Government portal indicates this area as low flood risk
- We are unaware of any planning permissions that could negatively affect the property

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40 ST JAMES'S PLACE SW1

**Viewing strictly by appointment with the agents**
**Douglas and Simmons**


DOUGLAS & SIMMONS
25 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: sales@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk

DOUGLAS & SIMMONS
26 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: lettings@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk