



30 The Elms, Wantage, OX12 7GX

Guide Price £430,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A beautifully presented modern three-bedroom detached home positioned within the sought-after Kingsgrove development on the eastern edge of Wantage, being sold with no onward chain.

The property comprises a welcoming entrance hall with cloakroom, and a bright sitting room with double aspect providing plenty of light. The open-plan kitchen-dining room offers a great space for entertaining with built in appliances, delightful breakfast bar in addition to a large dining area and plenty of storage, with double doors leading to the rear garden. The utility room provides further cupboard space and sink unit, with side access door to the driveway.

To the first floor are three good sized bedrooms, with an en suite shower room to the master, a modern family bathroom and large storage cupboard.

Outside, the property has a well-maintained front garden, and a driveway leading to the detached garage.

Estate maintenance charge £tbc



Some material information to note: Freehold property. Mains gas, Mains water, mains electrics and mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all 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.



## Key Features

- Chain free
- Three double bedrooms
- Detached
- Large rear garden
- Allocated parking
- Open plan kitchen diner
- Separate living room
- Council tax band: E, EPC: B

## 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.



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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 1035 sq ft - 96 sq m  
(Excluding Garage)**

Ground Floor Area 545 sq ft – 51 sq m

First Floor Area 490 sq ft – 45 sq m

Garage Area 194 sq ft – 18 sq m



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