



49 Warmans Close, Wantage, OX12 9XT

£465,000 Freehold

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SALES LETTINGS



The Property

A superb four-bedroom detached home, situated in a quiet cul-de-sac close to local amenities and within walking distance of Wantage town centre.

This spacious family property comprises an entrance hall with cloakroom and storage, leading into a modern kitchen with integrated appliances, a breakfast bar area, and a separate utility room. There is also a personal door providing access to the garage. The bright sitting room features double doors opening into a large conservatory overlooking the southerly facing rear garden, while a separate dining room offers an ideal space for entertaining.

To the first floor, the principal bedroom benefits from an en-suite bathroom. There are three further well-proportioned bedrooms, a recently modernised family shower room, and ample storage throughout.

Externally, the property offers driveway parking leading to the garage. The generous rear garden is fully enclosed and mainly laid to lawn, complemented by mature shrubs, a patio area, a storage shed, and an additional seating area.



Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard 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 postcode. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. For example: Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



Key Features

- Four bedroom detached
- Sitting Room
- Separate Dining Room
- Conservatory
- Cloakroom
- Utility
- En suite to Master Bedroom
- Driveway and garage
- Council Tax Band; E, EPC Rating; C

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.



Thomas Merrifield and their clients give notice that:

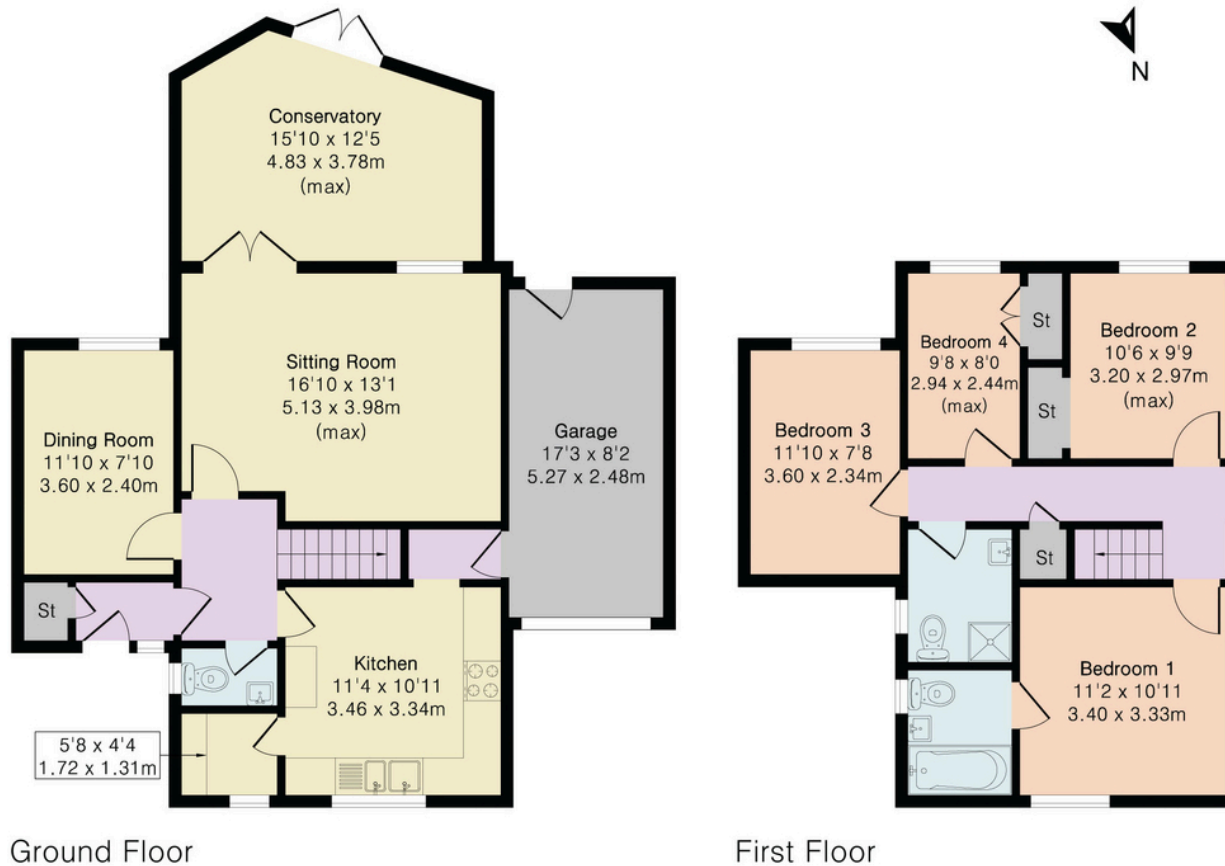
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Approximate Gross Internal Area 1475 sq ft - 137 sq m (Including Garage)

Ground Floor Area 914 sq ft – 85 sq m

First Floor Area 561 sq ft – 52 sq m



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