



7 Hunters Close, Wantage, OX12 0PX  
£435,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A beautiful extended four bedroom link-detached property situated in this popular cul de sac close to local shops and amenities.

This delightful property offers a flexible and versatile living space with several reception rooms so would suit families, home workers or extended families alike. The property comprises an enclosed porch leading to the generous hallway with storage, cloakroom and double doors lead into the spacious, bright and airy sitting room with fireplace. There are two good sized reception rooms both with doors leading into the conservatory and garden beyond. The impressive kitchen / dining room which was formerly a double garage has undergone conversion and now offers an extensive range of eye and base level units, built in dishwasher, beautiful stone worktops, central island with seating and ample space for a separate dining room table with a door into a utility room.

To the first floor are four double bedrooms, modern ensuite shower room to the master bedroom and stylish family bathroom.

Outside the property sits on a generous plot with gravel driveway leading to further hard standing offering parking for multiple vehicles. The rear garden is enclosed with large patio area perfect for entertaining, there are areas of lawn, attractive shrub borders and a greenhouse. A path leads around the house to a small enclosed garden and side gate to the driveway.







## Key Features

- Four bedroom detached property
- Spacious living room
- Impressive kitchen / dining room
- Two further reception rooms
- Conservatory
- Ensuite shower room and family bathroom
- Cloakroom
- Rear garden
- Ample driveway parking for multiple vehicles
- Council tax band: E, EPC: C

## The Location

Some material information to note: Freehold property. Gas central heating. 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 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. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe



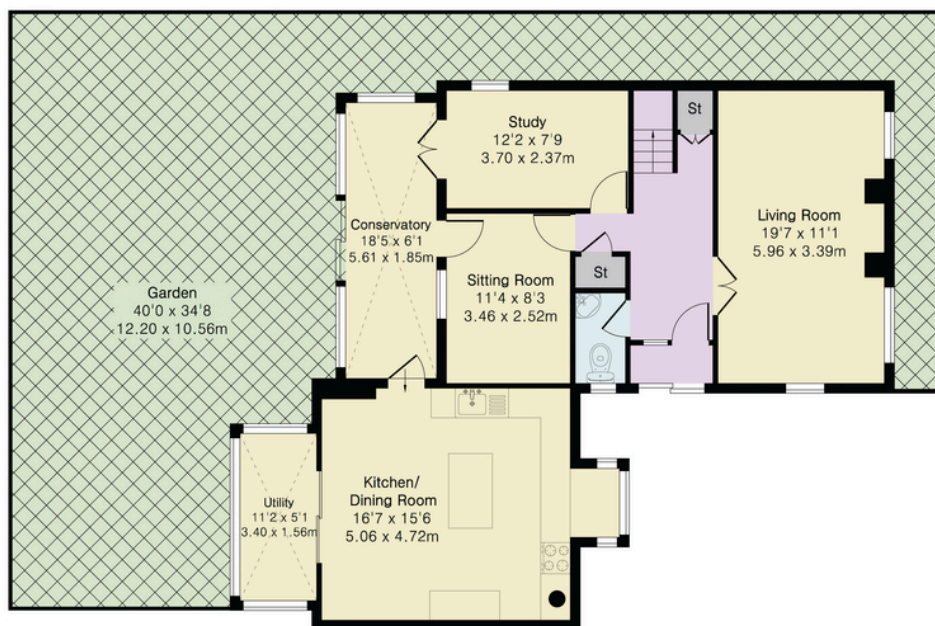


**Approximate Gross Internal Area 1607 sq ft - 149 sq m  
(Excluding Outbuilding)**

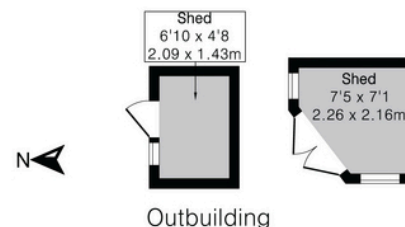
Ground Floor Area 1035 sq ft – 96 sq m

First Floor Area 572 sq ft – 53 sq m

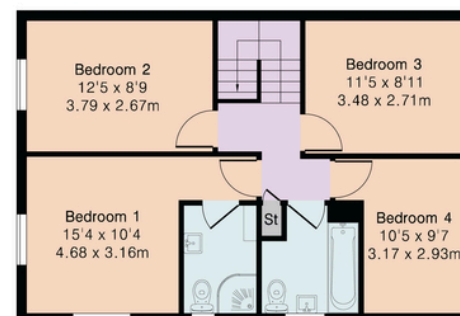
Outbuilding Area 77 sq ft – 7 sq m



Ground Floor



Outbuilding



First Floor

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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.

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