



57 St. Gabriel's, Wantage
£645,000

Waymark

57 St. Gabriel's

Wantage

Offered for sale with NO ONWARD CHAIN, is this substantial and impressive five DOUBLE bedroom detached family home conveniently positioned at the end of a pleasant no through road within the ever popular Market Town of Wantage, close to amenities. Measuring a spacious 2485 square feet, this exceptional family home should be viewed internally to fully appreciate all the space on offer.

This impressive home opens into a spacious entrance hall featuring built-in storage and access to a cloakroom. A practical utility room, complete with a side door to the garden, adds everyday convenience. The ground floor offers versatile living space, including a generous family room, a dual-aspect dining room, and a superb L-shaped living/dining area with striking vaulted ceilings and elegant French doors opening onto the garden. At the heart of the home is a beautifully appointed kitchen/garden room, fitted with high-quality Nobilia wall and base units, complemented by sleek stone worktops and a full range of integrated appliances, including a Bosch stainless steel electric oven, ceramic hob, fridge/freezer, and dishwasher.





57 St. Gabriel's

Wantage

The first floor features a bright and airy landing with a floor-to-ceiling window overlooking the living space below, flooding the area with natural light. This level hosts bedroom two with en-suite facilities and built-in wardrobes, alongside an impressive master bedroom with his-and-hers double wardrobes and a stylish four-piece en-suite bathroom. A well-proportioned fifth bedroom completes this floor. The top floor offers further accommodation, including a landing, a modern four-piece family bathroom, and two large double bedrooms, both spanning the full length of the property and benefiting from walk-in wardrobes.

Externally, the westerly facing garden enjoys a sunny aspect and features a patio area ideal for outdoor dining, with the remainder laid to lawn and bordered by mature flowers and trees, providing a high degree of privacy. To the front, a double-width carport offers off-road parking for two vehicles.



57 St. Gabriel's

Wantage

Furthermore, the property was constructed by Messrs 'Berkley Homes' in 2012 and boasts a high quality finish and further benefits from 'Amtico' flooring in the study, bathroom and ensuites, engineered 'oak' flooring in the living room, underfloor heating in the kitchen, blue-tinted and self cleaning double glazing in the garden room, 'Villeroy & Boch' sanitary ware and 'Hansgrohe' taps to all ensuites and bathroom. Material Information: The property is freehold, connected to mains gas, electricity, water and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout. Please open 'Brochure 1' for further material information to include broadband and mobile signal, flood risk and more.

Please note: The property is tenanted, so the photos advertised are prior to the property being let. The property is well maintained to a high standard.



57 St. Gabriel's

Wantage

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.

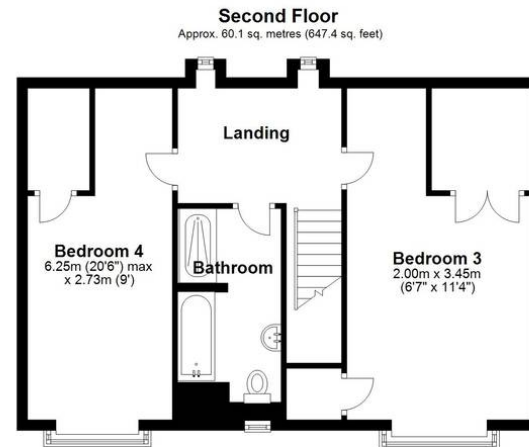
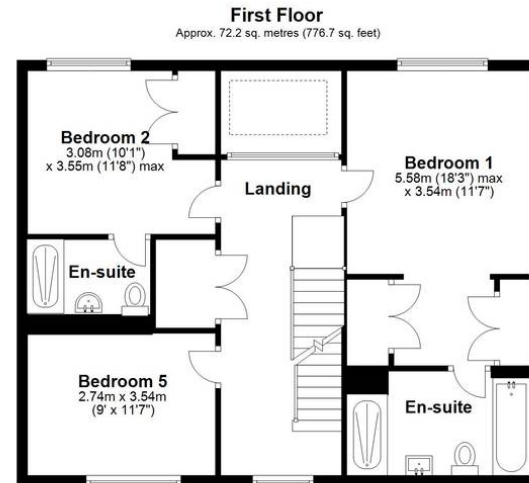
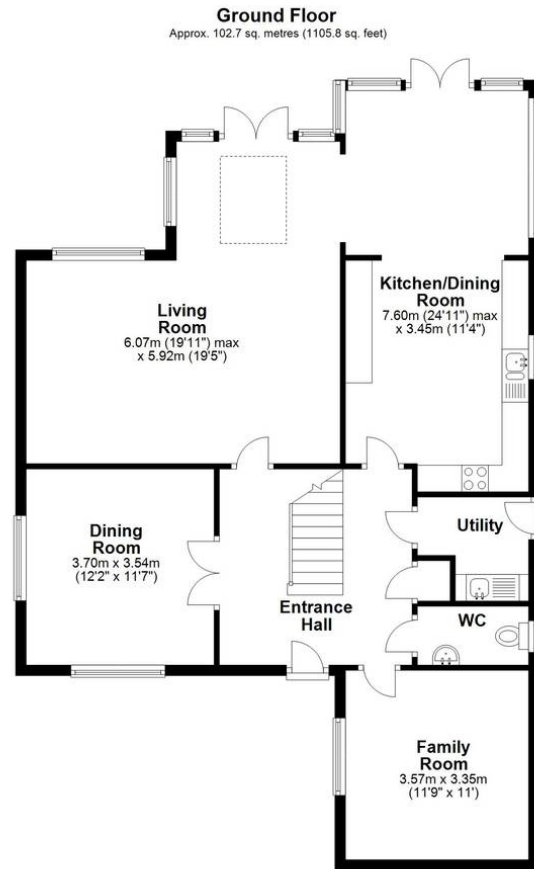
Council Tax band: F

Tenure: Freehold

- Substantial & Impressive Detached Town House
- All Double Bedrooms With Ample Wardrobes & Walk-In Wardrobes Throughout
- Stunning L-Shaped Living/Dining Room With Vaulted Ceilings & Two Further Reception Rooms
- High Quality Kitchen/Garden Room
- Ground Floor Cloakroom & Useful Utility
- Enclosed Westerly Facing Rear Garden
- No Onward Chain – Viewing Highly Advised!
- Pleasant No Through Road Location, Close To Amenities







Total area: approx. 235.0 sq. metres (2529.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Waymark Wantage

Waymark Property, 23 Wallingford Street, Wantage – OX12 8AU

01235 645 645

wantage@waymarkproperty.co.uk

<http://www.waymarkproperty.co.uk>

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan – Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for an error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.