

72 St. Gabriel's, Wantage

Guide Price £425,000

Waymark

72 St. Gabriel's

Wantage

Beautifully presented and thoughtfully maintained by the current owners, this impressive three-bedroom home was constructed by Berkeley Homes to a high standard and offers exceptionally spacious, well-proportioned accommodation arranged over three floors. The property should be viewed internally to fully appreciate all that it has to offer.

Upon entering, the entrance hall provides access to a good-sized cloakroom and a useful utility cupboard, offering practical additional storage and helping to maximise the available cupboard space within the kitchen. From here, you are led into one of the property's standout features: the stunning kitchen/dining room. This impressive space immediately catches the eye with its beautifully high ceilings, creating a wonderful sense of space and light. Offering ample room for both cooking and dining, it provides the perfect setting for everyday family life and entertaining alike. The kitchen is fitted with a comprehensive range of cabinets and a selection of built-in appliances, including a fridge/freezer, Hotpoint dishwasher, Neff double oven and Neff induction Hob. French doors open directly onto the rear garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living.





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The remaining accommodation continues to impress, with a generous living room occupying the first floor, alongside a four-piece family bathroom and a spacious double bedroom featuring large built-in wardrobes. The second floor provides two further well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite shower room and additional generous built-in wardrobes. Additional storage has also been thoughtfully incorporated into bedroom three, meaning the property benefits from excellent storage throughout.

Externally, the property enjoys a landscaped, enclosed rear garden which is designed for low maintenance and benefits from a sunny aspect and a good degree of privacy. Rear pedestrian access leads to a carport providing one covered parking space, together with an additional allocated parking space behind, offering valuable off-road parking.

Furthermore, the property enjoys a convenient position within a sought-after area of Wantage, providing easy access to the town centre, local bus services and a range of schooling options.



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Combining quality construction by Berkeley Homes, exceptional presentation and meticulous upkeep by the current owners, impressive room proportions and a truly standout kitchen/dining space, this is a superb home that has been lovingly cared for and offers an excellent opportunity for its next owners to move straight in and enjoy.

Material Information: The property is freehold and connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout. There is an estate management fee paid bi-annually, which is currently paid in May and November. The charges for 2026 are £111.33 paid in May, and £137.47 paid in November for the maintenance and upkeep of the development.

Conservation Area - No. Flood risk - low according to gov.uk. Mobile signal - Good outdoor and in-home with Vodafone, Three and EE. Variable outdoor with O2 according to https://checker.ofcom.org.uk however, please check as mobile networks may wary. Broadband - Ultrafast available according to https://checker.ofcom.org.uk. We are not aware of any current or proposed planning developments, planning permissions or restrictive covenants that would adversely affect the property.



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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: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

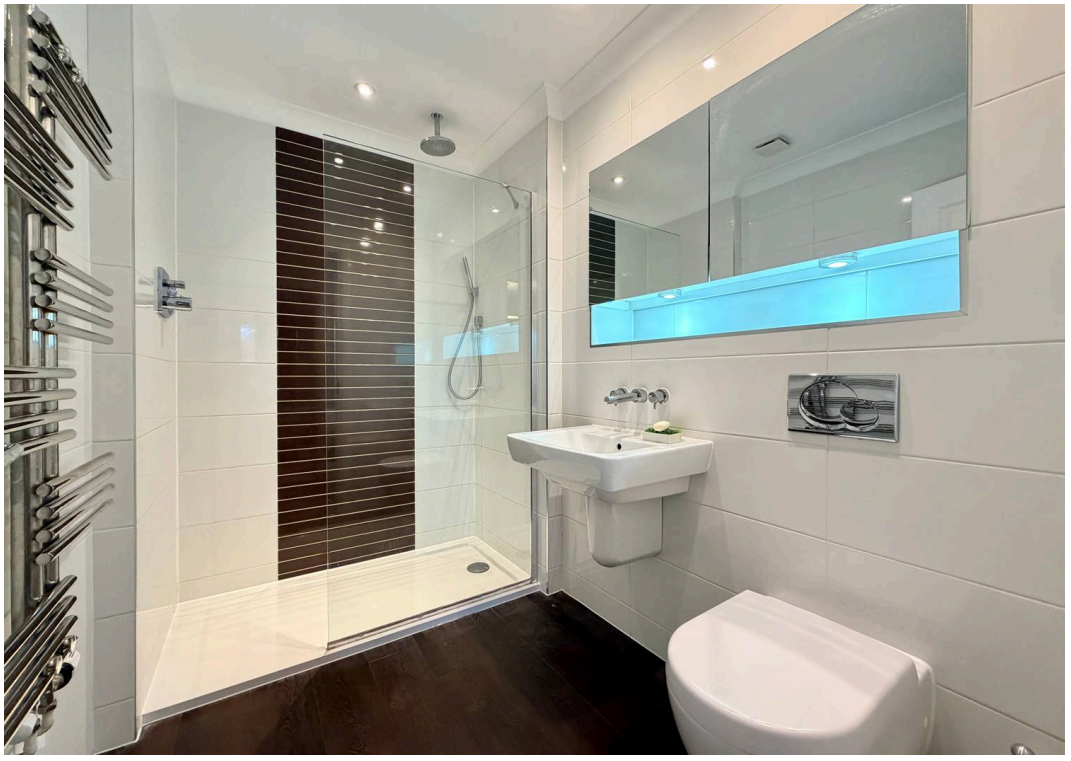
- A Truly Exceptional Three Bedroom Town House
- Impressive Kitchen/Dining Room With Beautifully High Ceilings
- Useful Ground Floor Cloakroom & Utility Cupboard
- All Generously Sized Double Bedrooms, Each Benefitting From Built-In Wardrobes
- Spacious & Versatile Accommodation
- Excellent Storage Throughout
- Enclosed Sunny Aspect Rear Garden
- Carport & Parking
- Prime Wantage Location, Close To Amenities







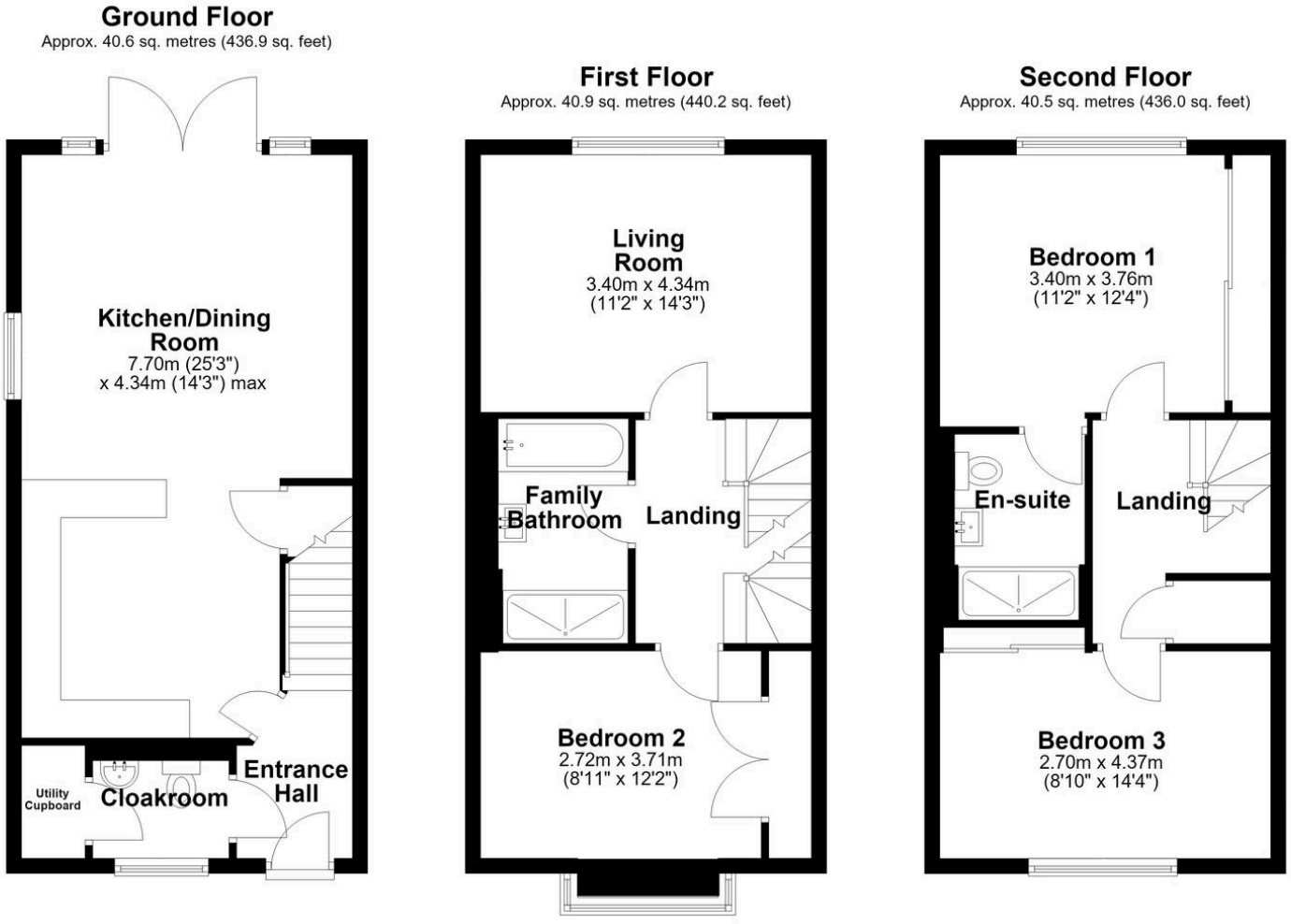












Total area: approx. 122.0 sq. metres (1313.1 sq. feet)

This floor paln is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

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