



Charlton Village Road, Wantage, OX12 7HD

Guide Price £575,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A substantial four-bedroom detached property, presented in good order and ideally located just a short distance from Wantage town centre on the popular Charlton Village Road, close to Charlton Primary School.

The property offers generously proportioned accommodation, commencing with a spacious entrance hall that leads into a separate living room featuring an open fireplace. Additional ground floor living spaces include a formal dining room and a sizeable study, all benefiting from high ceilings and pleasant views over the rear garden, which contribute to a light and airy atmosphere throughout. Off the hall is a shower with WC. The kitchen is equipped with a comprehensive range of eye-level and base-level units, together with a freestanding cooker.

Upstairs, there are four well-proportioned double bedrooms, all overlooking the private gardens, together with a family bathroom and excellent storage.

Externally, the property is approached via a generous driveway providing access to the integral garage. The gardens extend to the side and rear of the house, with gated pedestrian access leading to a substantial rear garden offering an ideal setting for outdoor entertaining.





Key Features

- Four double bedrooms
- Private driveway parking
- Large mature rear garden
- High ceilings enhancing natural light
- Large sitting room
- Formal dining room
- Ground floor study / family room
- Well-appointed kitchen
- Integral garage
- Council tax band: F, EPC rating : E



The Location

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast 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.

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.

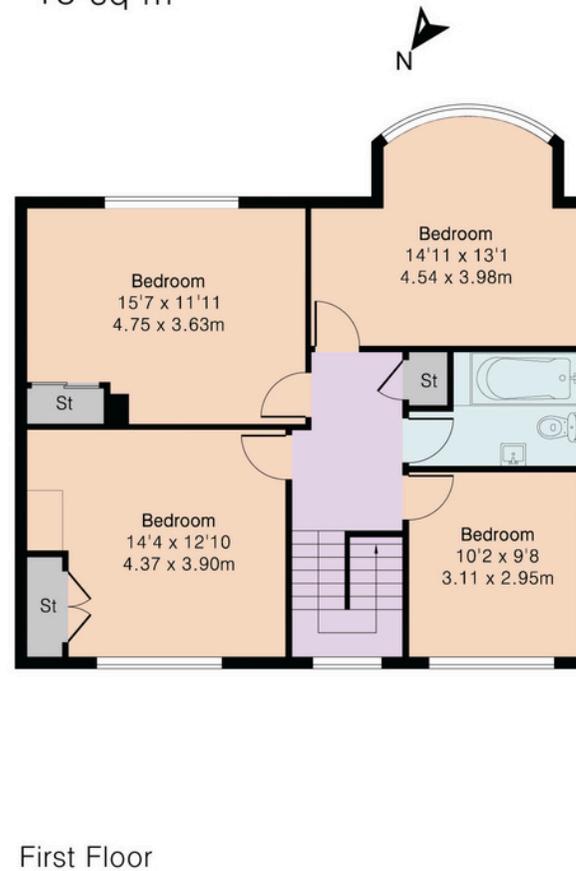
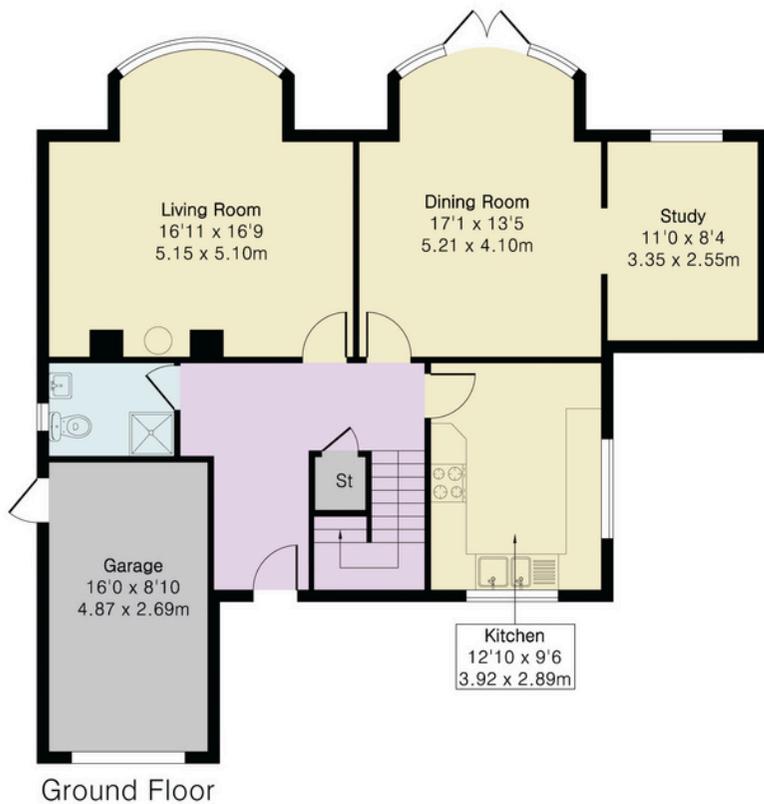


**Approximate Gross Internal Area 1673 sq ft - 155 sq m
(Excluding Garage)**

Ground Floor Area 872 sq ft – 81 sq m

First Floor Area 801 sq ft – 74 sq m

Garage Area 141 sq ft – 13 sq m



Thomas Merrifield and their clients give notice that:

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.

Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS