



8 Highclere Gardens, Wantage, OX12 9YB

Guide Price £375,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented three-bedroom semi-detached home with a contemporary extension, tucked away in a quiet cul-de-sac just a short distance from Wantage town centre and its excellent amenities.

The property boasts a bespoke plywood kitchen fitted with a range of eye- and base-level units, stainless steel work surfaces, and integrated appliances including a double oven, hob, fridge/freezer and dishwasher. This flows seamlessly into the impressive extended dining area, featuring vaulted ceilings and an abundance of natural light. Double doors open directly onto the terraced rear garden, creating an ideal space for entertaining. To the rear of the ground floor is a generous dual-aspect sitting room, offering a bright and comfortable living space. The ground floor also benefits from a convenient WC.

On the first floor are two well-proportioned double bedrooms, both with fitted storage, along with a third single bedroom which would also make an ideal home office. The modern family bathroom is stylishly finished and features a walk-in shower. Externally, the property offers driveway parking and a single garage with a personnel door providing direct access to the garden.

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. 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

- Three-bedroom semi-detached home
- Contemporary extended dining area
- Bespoke kitchen with integrated appliances
- Quiet cul-de-sac location
- Driveway parking and garage
- Close to Wantage town centre
- Council Tax Band: D, 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.

**Approximate Gross Internal Area 1132 sq ft - 105 sq m
(Excluding Garage)**

Ground Floor Area 715 sq ft – 66 sq m

First Floor Area 417 sq ft – 39 sq m

Garage Area 137 sq ft – 13 sq m



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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.

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