



1 Bluebell Lane, Wantage, OX12 7FZ
Guide Price £425,000 Freehold

THOMAS
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SALES LETTINGS



The Property

Attractive three-bedroom detached home with a large garage, situated in the popular Kingsgrove development on the eastern edge of Wantage.

Constructed in 2022 to the high standards associated with premium housebuilder CALA Homes, this delightful property offers bright and well-presented accommodation throughout.

The welcoming entrance hall leads into a spacious sitting room featuring a bay window, while the impressive kitchen/dining room provides an ideal space for both everyday living and entertaining. The kitchen benefits from a range of integrated appliances, including a fridge/freezer, oven, dishwasher and induction hob, as well as French doors opening onto the rear garden.

Upstairs, the property continues to benefit from an abundance of natural light and offers a generous principal bedroom with an en-suite shower room, two further double bedrooms and a family bathroom with a shower over the bath.

Outside, the property benefits from a larger-than-average L-shaped garden, with a personal door providing convenient access to the adjacent garage. The garage is also complemented by driveway parking.



Estate maintenance charge: £349.96 per annum. Some material information to note: Freehold property. Mains gas, Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast & 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 within this postcode. We are not aware of any planning permissions in place which would negatively affect the property.



Key Features

- Detached house
- Three bedrooms
- En-suite shower room
- Family bathroom
- Downstairs cloakroom
- Garage
- Driveway parking for two vehicles
- Kitchen / Dining room
- Council tax band - E
- EPC - B

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 1074 sq ft - 100 sq m
(Excluding Garage)**

Ground Floor Area 544 sq ft – 51 sq m

First Floor Area 530 sq ft – 49 sq m

Garage Area 209 sq ft – 19 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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