



7 Ormond House Newbury Street, Wantage

Guide Price £235,000

Waymark

7 Ormond House Newbury Street Wantage

A beautiful, unique and characterful home, Ormond House was thoughtfully converted by Berkeley Homes in 2011 to create an exclusive courtyard development, perfectly positioned within easy walking distance of Wantage town centre. Blending contemporary design with period charm, the property has been exceptionally well maintained since its conversion and should be viewed internally to fully appreciate all the property has to offer. The property is entered via a generous entrance hall with a tiled floor, a useful understairs storage cupboard and a convenient cloakroom. The heart of the home is the bright and spacious open-plan living area. Featuring sash windows to both the front and rear, this impressive dual aspect space seamlessly combines the living and kitchen areas, creating an ideal environment for modern living and entertaining. The contemporary kitchen is fitted with sleek gloss white cabinetry, laminate work surfaces with matching upstands, feature under-unit lighting and a range of integrated Bosch appliances, including a stainless steel oven, ceramic hob with extractor hood, fridge/freezer and slimline dishwasher.

The first floor offers a spacious L-shaped landing with a sash window and a large airing cupboard housing the gas-fired central heating system. The master bedroom benefits from twin built-in double wardrobes, while the second bedroom provides excellent guest accommodation or an ideal home office. The stylish bathroom is fitted with high-quality Villeroy & Boch sanitaryware, Hansgrohe chrome fittings, a heated chrome towel rail and attractive ceramic wall tiling.





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Outside, the property enjoys an attractive front border planted with lavender, verbena, evergreen shrubs and a traditional box hedge. An allocated parking space is conveniently positioned immediately to the side of the property, together with a pedestrian gate providing direct access onto Ormond Road and a pleasant walk into Wantage town centre.

Material Information: The property is leasehold with a 125 year lease which commenced in 2012 with 111 years remaining. The property is connected to mains water, electricity, gas and drainage and is heated via a gas fired boiler. Conservation Area - Yes. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor and in-home for Vodafone, Three & EE. Good outdoor for O2 according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. Broadband - Ultrafast available. They have advised that the service charge whilst they have been in ownership has been between £900 to £1100 per annum. The ground rent is £200 per annum.



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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: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Charming & Unique Two Storey Maisonette
- Formerly The School Masters House
- Spacious Open Plan Accommodation
- Two Generous Bedrooms
- Private Off Road Parking Space
- Prime Wantage Location, Easy Walking Distance To The Town
- Combining Period Charm With Modern Convenience
- Well Maintained Throughout - Viewing Highly Advised





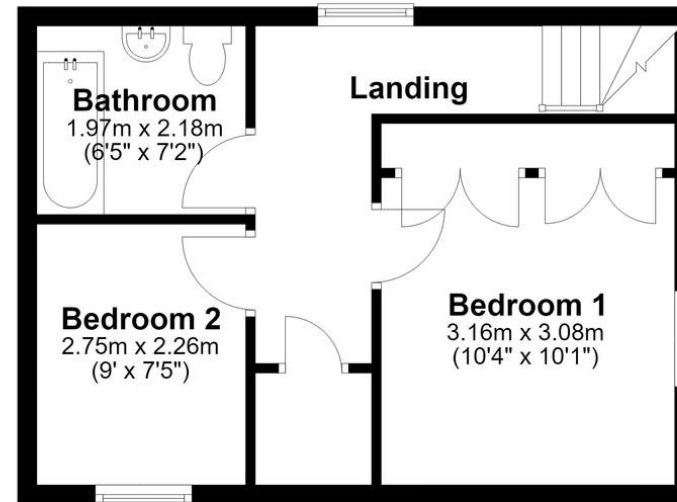
Ground Floor

Approx. 30.8 sq. metres (331.8 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.2 sq. feet)



Total area: approx. 62.9 sq. metres (677.0 sq. feet)

This floor plan 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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