



3, Post Office Lane

Wantage, Oxfordshire, OX12 8DR



DOUGLAS & SIMMONS

3, Post Office Lane Wantage, Oxfordshire, OX12 8DR



Situated in the heart of Wantage on the charming Post Office Lane, this distinguished Edwardian-style detached house, dating back to the 1930s, offers a splendid blend of period charm and modern comfort. The property is enveloped by a generous walled garden, providing a private oasis that wraps around all sides of the property,

LOCATION

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.45mins).





THE PROPERTY

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Upon entering, you are greeted by an imposing entrance hallway with parquet flooring that sets the tone for the spacious and well-presented accommodation. The ground floor features two delightful bay-fronted reception rooms, currently utilised as a sitting room with French doors leading to the garden, and a family room, both of which are enhanced by the warmth of recently added woodburning stoves. Additionally, there is a dining room. The kitchen/breakfast room features a larder and a small utility area as well as a ground floor WC which add to the practicality of this lovely home.

The first floor boasts three very generously sized double bedrooms, alongside a further single bedroom, providing ample space for family living. A large family bathroom, complemented by a separate WC, caters to the needs of the household.

Outside, the property is surrounded by mature, well-planted gardens, with the main area enjoying a sunny south-westerly orientation. The drive-through garage with electric door allows for off-road parking, opening into the garden at the rear with an additional space, adding to the convenience of this splendid residence.

With all main services connected and gas-fired central heating to radiators, this home has been thoughtfully improved by the current owner, including redecoration using Farrow & Ball paint. This property is a rare find, combining historical elegance with modern amenities, making it an ideal choice for those seeking a family home in a desirable town centre location.

SERVICES

All mains services connected. Gas central heating.
EPC rated D

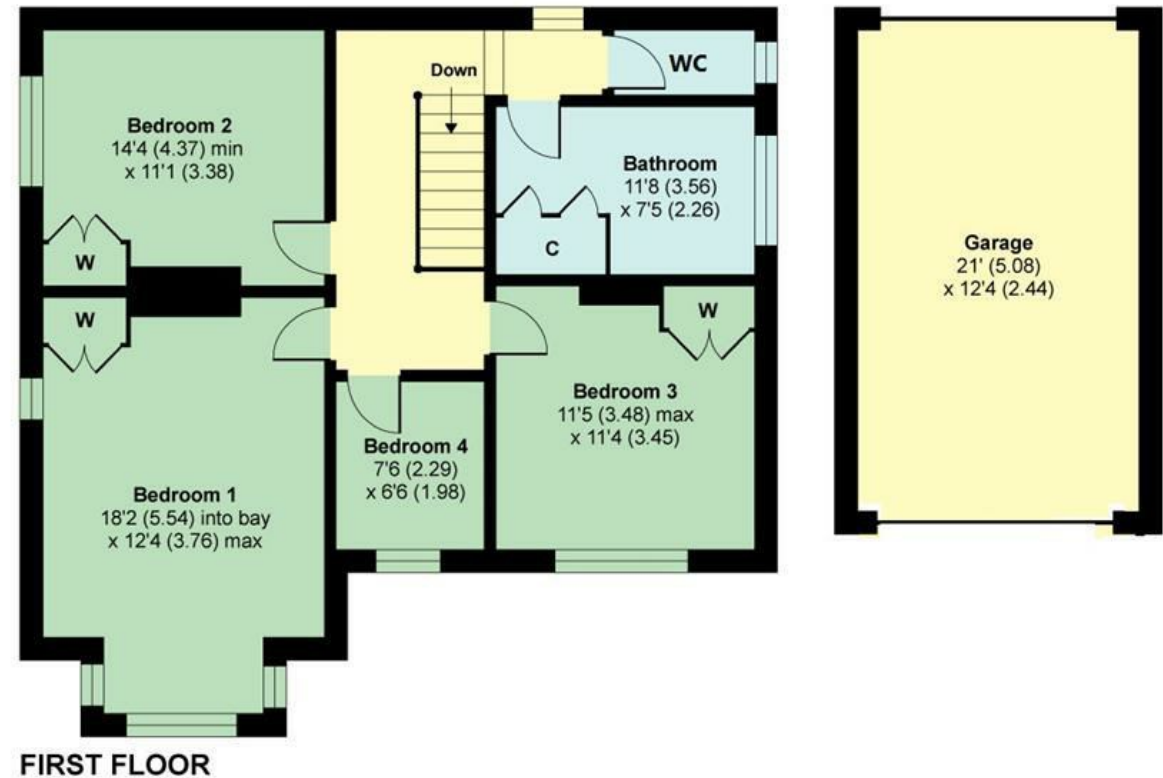
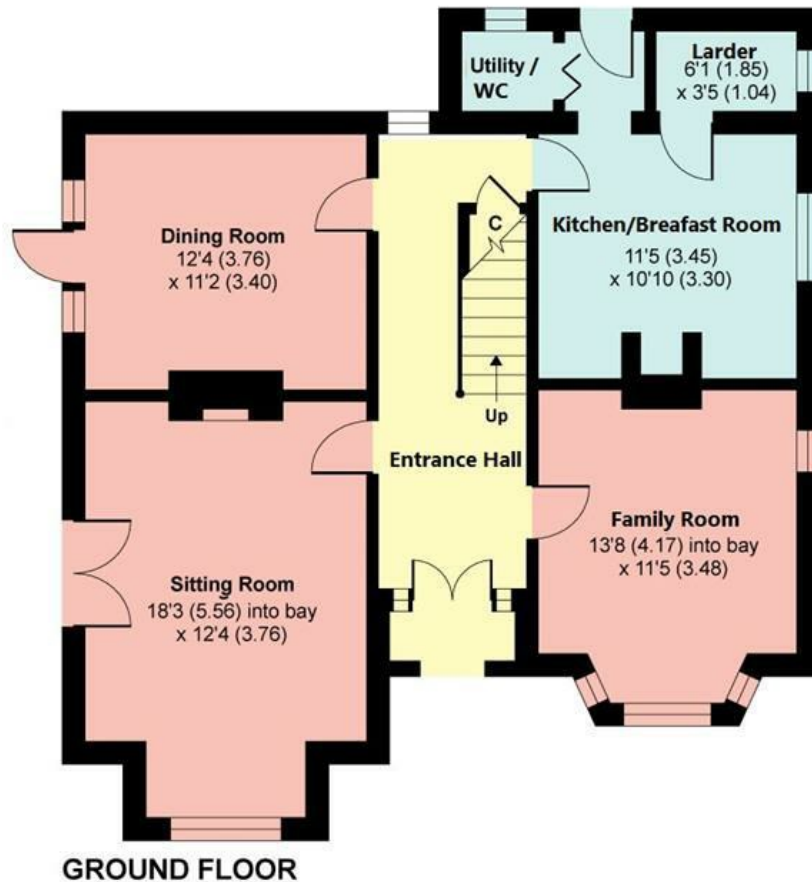




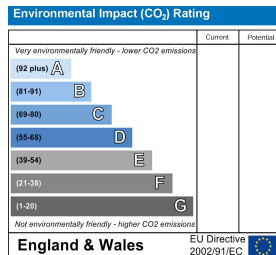
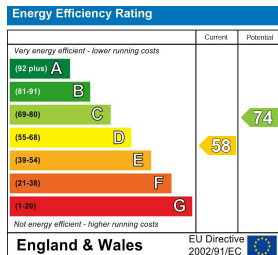
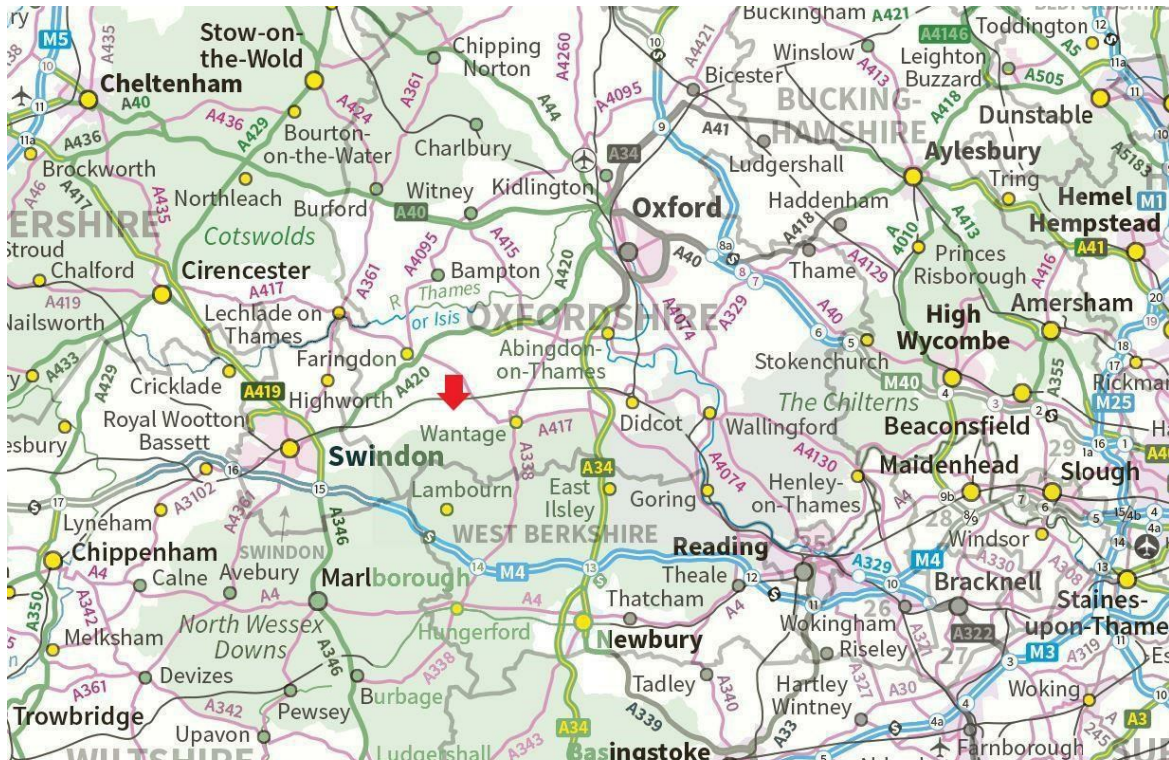


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APPROX. GROSS INTERNAL FLOOR AREA 1612 SQ FT 149.7 SQ METRES
GARAGE APPROX. GROSS INTERNAL FLOOR AREA 259 SQ FT 24 SQ METRES
TOTAL APPROX. GROSS INTERNAL FLOOR AREA 1871 SQ FT 173.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



CONTACT

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Viewings strictly by prior appointment with the sole selling agents D&S.
Open 6 days a week for viewings.

OTHER INFORMATION

<https://www.ofcom.org.uk/mobile-coverage-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=OX128DR&uprn=100120929012>
(Superfast and Ultrafast available)

<https://check-long-term-flood-risk.service.gov.uk/risk#>
3 Post Office Lane is outside of a flood risk area therefore the risk is determined as 'VERY LOW'

DIRECTIONS to OX12 8DR

Leave Wantage town centre via Newbury Street taking the first left hand turning into Post Office Lane where the property can be found at the end of the lane on the left hand corner as identified by our D&S For Sale board. The garage is also adjacent to the garden.

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