



18 Priory Orchard, Wantage, OX12 9EL
£440,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended and modernised three-bedroom detached property. Situated in a highly desirable quiet cul-de-sac within walking distance of Wantage town centre and its wide range of amenities.

The accommodation comprises an entrance hall with cloakroom and useful storage, leading into the sitting room, which benefits from further storage and stairs rising to the first floor. The impressive extended kitchen/dining/family room provides a fantastic open-plan living space, with doors opening onto the rear garden and access to the garage and conservatory. The modern kitchen features a range of base and eye-level units, integrated fridge and freezer, oven, hob and extractor, together with a central island and breakfast bar.

To the first floor are three bright and spacious bedrooms, complemented by a modern family bathroom.

Outside, the rear garden features a paved patio area with steps leading to a raised lawn, bordered by established shrubs, with a further patio area beyond. To the front, there is off-street parking, access to the garage, and a lawn with established shrubs.



Some material information to note: Freehold property. Gas central heating. Mains water, 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 most major providers. The government portal indicates there is a very low flood risk at this property. Properties built pre-2000 may contain asbestos in certain materials used. We are not aware of any planning permissions in place which would negatively affect the property.



Key Features

- Detached three bedrooms
- Garage
- Sitting room
- Kitchen / dining / family room
- Conservatory
- Modern family bathroom
- Driveway parking
- Cloakroom
- Council Tax Band D, EPC 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.

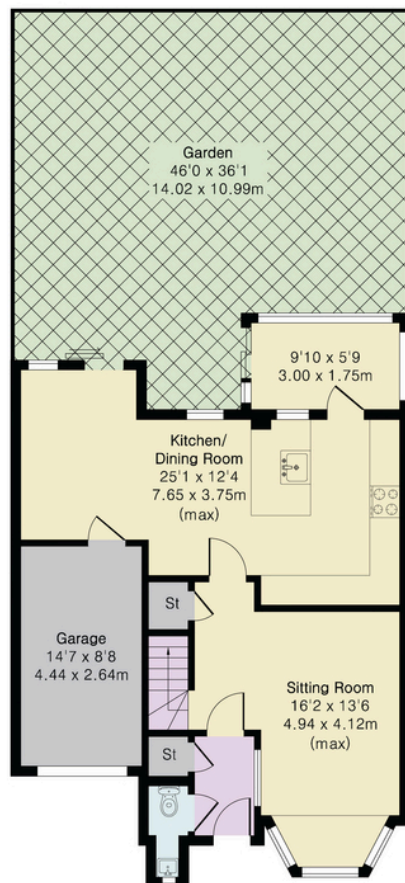


**Approximate Gross Internal Area 1063 sq ft - 99 sq m
(Excluding Garage)**

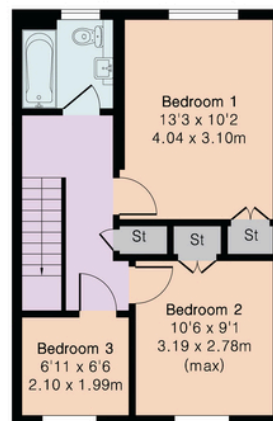
Ground Floor Area 626 sq ft – 58 sq m

First Floor Area 437 sq ft – 41 sq m

Garage Area 117 sq ft – 11 sq m



Ground Floor



First Floor

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.

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