



3 Blackthorn Road, Wantage

In Excess of £400,000

Waymark

3 Blackthorn Road

Wantage

Offered for sale with no onward chain is this immaculate and extremely well presented three bedroom three-storey semi-detached property situated within the highly regarded Kingsgrove development. Offering well-proportioned and versatile accommodation across three floors, the property should be viewed internally to fully appreciate the size, layout and lifestyle this property has to offer. Offering approximately 1,158 sq ft of thoughtfully arranged accommodation across three floors, this is a home that offers considerably more than you might expect from a typical three-bedroom property. The property also benefits from its own whole-house water softener, and outstanding storage throughout, including two large under-stairs cupboards, excellent built in storage to the first-floor en-suite bedroom, extensive landing storage, and an impressive walk-in wardrobe/ storage area to the principal bedroom

The entrance hall provides access to the cloakroom, kitchen/breakfast room and impressive living/dining room. Beautiful flooring runs throughout the entire ground floor, creating a stylish and cohesive finish, while exceptional storage is provided throughout the property, including numerous storage cupboards and built-in wardrobes.





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Positioned to the front of the property, the well-appointed kitchen/breakfast room features a range of contemporary gloss cabinetry, integrated appliances and space for a breakfast table. The heart of the home is the impressive L-shaped living/dining room, which extends across the full width of the property. The dining area features a striking vaulted ceiling with six Velux windows, complemented by French doors opening directly onto the rear garden. Together, these features flood the room with natural light, creating a bright, spacious and welcoming environment ideal for both relaxing and entertaining. A useful understairs cupboard provides additional storage.

On the first floor, there are two well-proportioned bedrooms. The rear bedroom benefits from two built-in wardrobes and its own private en-suite shower room, while the second bedroom is positioned to the front of the property and is served by the family bathroom. The landing also benefits from a large, useful storage cupboard, providing excellent additional storage space. The landing provides further useful storage.

The second floor is dedicated to the impressive master bedroom, which benefits from large walk-in built-in wardrobes, an additional separate storage cupboard, access to eaves and a private en-suite shower room. This spacious and well-appointed suite offers an excellent combination of comfort, privacy and generous storage.

Externally, the property benefits from an enclosed, generously sized private rear garden, featuring a patio area, lawn and two useful sheds, including a large shed providing excellent additional storage.



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To the side, a private driveway provides tandem parking for two cars, complemented by an electric vehicle charging point. A gated side access leads directly through to the rear garden.

The Property is ideally situated within the sought-after Kingsgrove development, offering excellent access to a wide range of local amenities and transport links. A local primary school, nearby parks and the local Co-op and Café are all within easy walking distance, as well as ample landscaped green areas and open spaces, providing everyday convenience and making this an appealing location for families and professionals alike.

Material Information: The property is freehold and connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor, and in-home with Vodafone and O2. Good outdoor, variable in-home with EE & Three according to <https://checker.ofcom.org.uk> however, please check as mobile networks may vary. Broadband - Ultrafast available according to <https://checker.ofcom.org.uk>. We are not aware of any current or proposed planning developments, planning permissions or restrictive covenants that would adversely affect the property.



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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: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

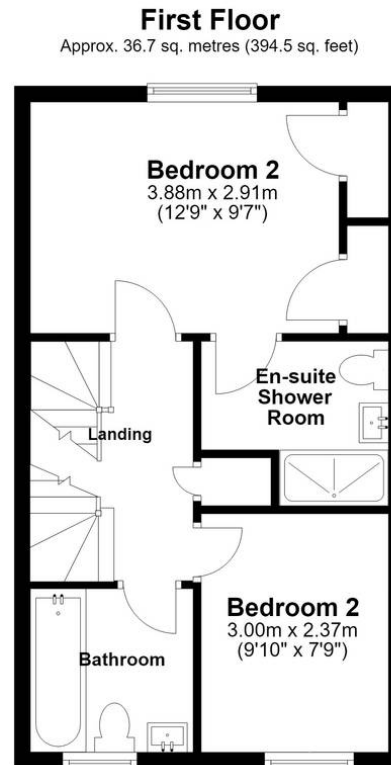
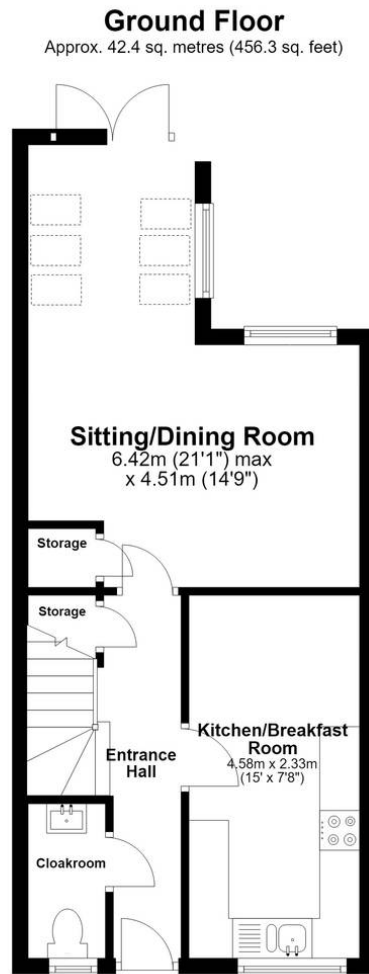
EPC Environmental Impact Rating: B

- Individual & Popular Three Storey Design
- TWO Private En-Suite Shower Rooms, One Family Bathroom & A Downstairs Cloakroom
- Impressive Living/Dining Room With Vaulted Ceiling
- Modern Kitchen/Breakfast Room
- Excellent Storage Throughout
- Good-Sized Enclosed Rear Garden With Two Sheds & Gated Side Access
- Private Tandem Driveway For Two Cars & An EV Charging Point
- Whole-House Water Softener
- Popular Kingsgrove Development - Ample Green Spaces & Landscaped Areas
- No Onward Chain - Viewing Highly Advised!









Total area: approx. 107.6 sq. metres (1158.0 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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Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan – Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for an error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.