



71 Cherry Croft, Wantage, OX12 7GF

Offers In Excess Of £415,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A superb modern three-bedroom detached home positioned within the sought-after Kingsgrove development on the eastern edge of Wantage.

The property is well presented throughout and comprises an entrance hall with storage and cloakroom. The kitchen has a range of wall and floor units and integrated appliances, with the double aspect providing plenty of light, and the dining area an ideal space for entertaining. The contemporary living room has a media wall and French doors providing access to the rear garden.

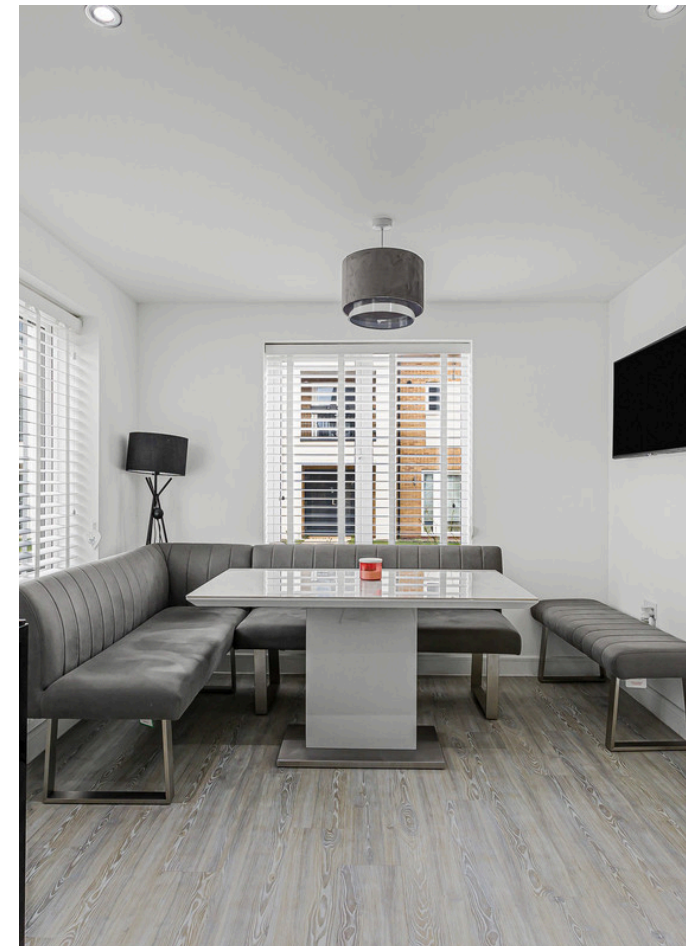
To the first floor are three good sized bedrooms, with an ensuite shower room to the master, and a modern family bathroom.

Outside, the garden is mainly laid to lawn, with patio, side access gate and personal door to the rear of the garage which has been converted into an office. Driveway parking leads to the remainder of the garage which is being used as a store.

Estate maintenance charge £423 per annum.



Some material information to note: Freehold property. Mains gas, Mains water, mains 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 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

- Modern Detached Property
- Three bedrooms
- Kitchen / Dining Room
- Master Bedroom with En-suite
- Family Bathroom
- Cloakroom
- Living Room
- Office
- Council Tax Band; E, EPC Rating; B

The Location

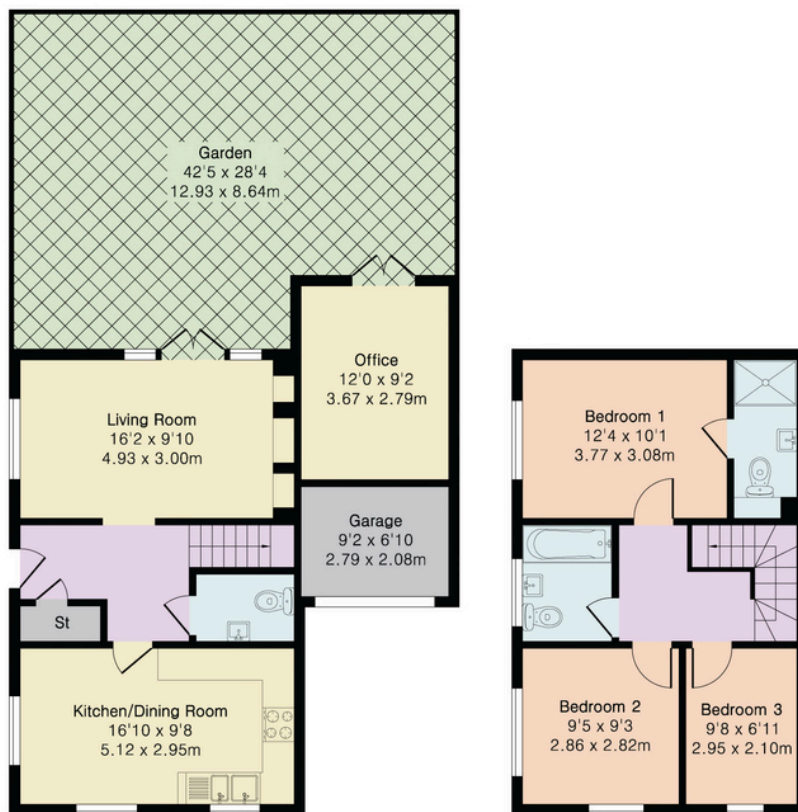
Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities 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 1053 sq ft - 98 sq m
(Excluding Garage)**

Ground Floor Area 583 sq ft – 54 sq m

First Floor Area 470 sq ft – 44 sq m

Garage Area 62 sq ft – 6 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.

Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk