

PROPERTY AGENTS

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Wantage Road, Wallingford OX10 0LR





## Wantage Road, Wallingford

A stunning Victorian villa in this sought after residential setting within walking distance of the town and featuring a superb 108' southwest facing garden with a 36' long driveway beyond. Arranged over 3 floors there are 3 bedrooms and a luxury 4-piece bathroom whilst the ground floor has a 22'8 living room with fireplace and a fabulous 21'9 kitchen/breakfast room that opens to the garden.

The property has central heating to radiators and is double glazed with triple glazed bi-fold doors. Original features include the 1905 front door and fireplaces.

## Tenure - Freehold

Accommodation

Enclosed Entrance Porch: Front door to; Entrance Hall: Radiator, bracketed arch, stairs to landing, down lighters.

Living/Family Room: 22'8 x 10'8 Window to front, fireplace with wood surround, slate hearth and log stove, further fireplace, two radiators, bookshelves flanking chimneybreast, under stair storage cupboard.

Inner Lobby: Tiled floor, down lighters. Opens to kitchen.

Utility Room: 5'10 x 4'9 Cupboards, wood worktop, stainless steel sink, appliance space, radiator, tiled floor, Velux window, down lighters, radiator.







Cloakroom: White 2-piece suite, tiled floor, down lighters, radiator.

Kitchen/Breakfast Room: 21'9 x 11' Five Velux windows & triple glazes bi-fold doors to rear. Range of storage units, wood worktops, Rangemaster cooker with extractor hood, dishwasher and fridge/freezer. Tiled floor, radiator, water softener, vaulted ceiling.

Stairs to Landing: Down lighters.

Bedroom 2: 13'6 x 10'5

Two windows to front, cast iron fireplace: two radiators.

Bedroom 3: 11'10 x 7'9

Window to rear, radiator: cast iron fireplace.

Bathroom: 10'8 x 7'6

Fitted with a white 4-piece suite including large walk in shower cubicle & freestanding bath, tiled floor, wall tiling, chrome radiator, down lighters, gas boiler.

Stairs to Second Floor Landing: Window to rear.

Bedroom 1: 16'9 x 10' (widening to front)

Window to the rear and Velux to front: radiator, down lighters, over stair wardrobe.

Outside

Front Garden: Laid to gravel with a wall to the front, side hedges, paved path to front door.

Rear Garden: A superb feature facing west, southwest and extending to 108' in length it features a paved terrace with steps up to the garden. This comprises two areas of lawn and gravel side path with timber fencing. Side borders planted with shrubs and plants, central pergola. Gate to;

Gravel Drive: 36' in length.

Timber Garden Shed.



### Directions

Turn right from our offices to the town centre crossroads. At the traffic lights turn left by Waitrose into the High Street. Proceed over the roundabout into Station Road which becomes the Wantage Road, the property is on the left hand side.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	50
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

