

PROPERTY AGENTS

JPKnight



Wantage Road, Wallingford OX10 0LP



Wantage Road, Wallingford

A fantastic opportunity to acquire this substantial detached family home set on a plot in excess of ¼ acre in this sought after location within close proximity of the town centre.

The superb accommodation comprises 4 double bedrooms including a stunning master bedroom suite with large gable window overlooking the garden. On the ground floor there is a beautifully appointed 26' kitchen/breakfast room opening to a 19'5 vaulted sitting room with full width bi-fold doors onto the garden: also a family room, study, utility room and bike store.

The immaculate rear garden is landscaped with shaped borders, mature trees and a full width paved area and 16' separate brick workshop.

The property is double glazed throughout with gas central heating to radiators

Tenure - Freehold

Entrance Hall: Staircase with cupboard under, radiator. Cloakroom: White WC, black marble countertop basin, recessed storage shelf, tall column radiator, downlighters.

Family Room: 15'4 x 12' (into bay) Bay window to front, electric fire with stainless steel surround, radiator.

Study: 15'7 x 10' Window to front, built-in 3 station desk area with floating shelves above, glazed doors.

Sitting Room: 19'5 x 18'10 Approached by twin glazed double doors and steps from the kitchen, vaulted 11'3 ceiling and full width bi-fold doors to the garden and gable window above. Built-in TV storage unit with wiring for surround sound speakers, recessed mirror backed open shelving, downlighters.

Utility Room: 11'6 x 7' Side door, velux window, range of shaker style units, worktops, sink, tiling, appliance space.





Kitchen/Breakfast Room: 26'11 x 20'2 (L-shaped)
Bright and beautifully fitted with cream shaker style units & contrasting wood on the island/breakfast bar, black granite worktops. Full height fridge and freezer, additional fridge, dishwasher, 2 undermount stainless steel sinks, recess for electric range style cooker, extractor hood above, wood floor, 2 radiators. Picture window over the garden, door to the drive.

Stairs to Landing: Linen cupboard, loft access

Bedroom 1: 14'4 x 14'4 An imposing vaulted room with 12' ceiling & large gable window to rear, radiator.

En Suite Shower Room: White 3-piece suite incl. large walk-in shower, tiling, with storage and mirrored storage cupboard, heated towel rail, downlighters, window to side.

Bedroom 2: 15' x 10' Window to front, radiator.

Bedroom 3: 13' x 11'1 (max) Window to front, radiator.

Bedroom 4: 12'1 x 10'5 Double aspect, radiator, loft access.

Bathroom: White 3-piece suite with shower above, tiling, heated towel rail, downlighters, window to front.

Outside

To the front there is a gravel drive with brick frontage, parking for several cars, mature hedging and shrub borders.

Bike Store: Double doors to front drive, hot water tank and gas boiler, 2 Velux windows, non-slip rubber flooring, door to utility.

Brick Workshop: 16'4 x 8'3 Storage, 2 windows and door to side, non-slip rubber flooring.

Rear Garden: To the rear there is a beautifully maintained garden with a full width paved terrace leading to a large lawn interspersed with beautiful trees and shrubs. The lawn is flanked with flower beds and enclosed with timber fencing. Feature area of decking with pergola.



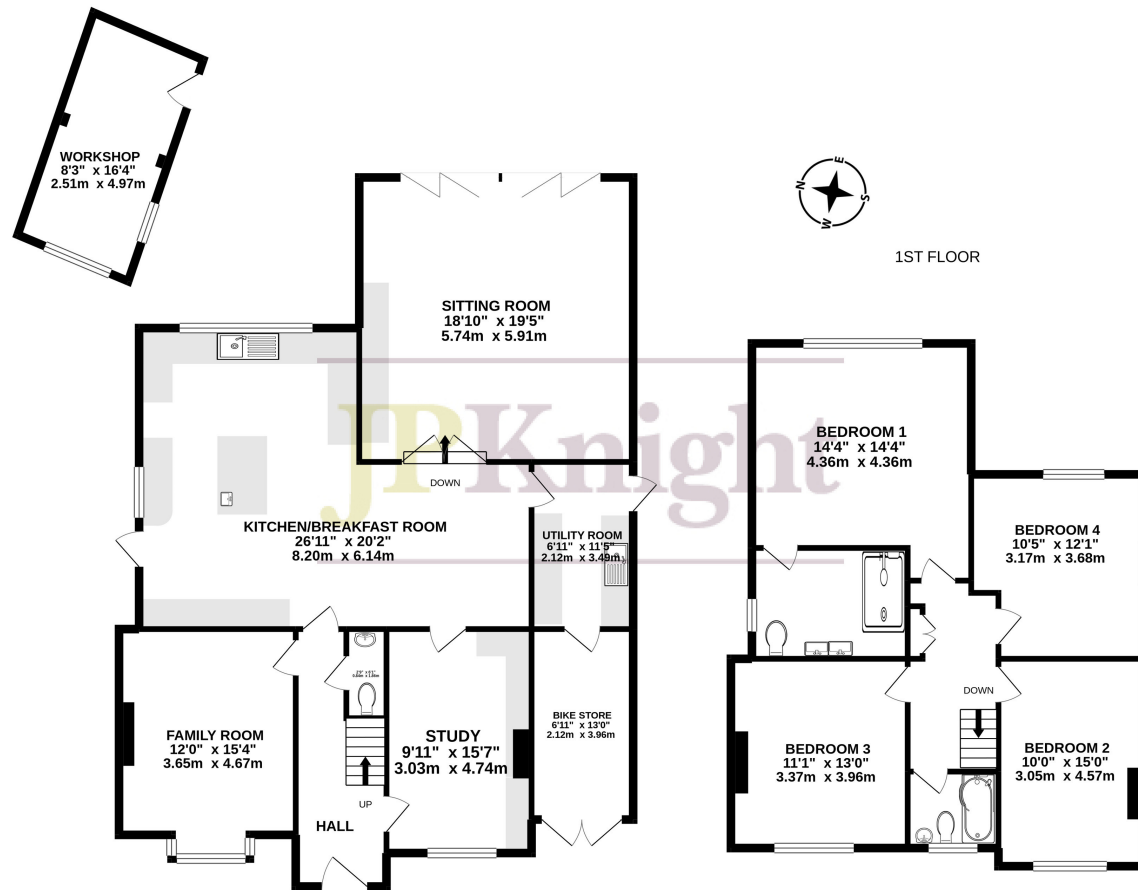
GROUND FLOOR

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 right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.



TOTAL FLOOR AREA : 2082sq.ft. (193.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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