

PROPERTY AGENTS

**JP**Knight



Wantage Road, Wallingford OX10 0LT





## Wantage Road, Wallingford

A delightful 3 bedroom, 3 bathroom, 1930's detached family home, the subject of many recent improvements by the current owners. It has a superb 125' southwest facing garden, parking, garage and approved planning permission (**ref. P13/S3975/HH**) for open plan living and a 4<sup>th</sup> bedroom.

Situated in this sought after residential road bordering an AONB, the superb accommodation comprises an 18' entrance hall, family room with bay, 24' living/dining room, conservatory, stylish kitchen with adjacent utility room.

The impressive rear garden is landscaped with established lawns, a full width patio area, mature shrubs and trees, summer house and greenhouse with raised vegetable beds and side access.

## Tenure - Freehold

### Accommodation

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

Entrance Hall 18'2 x 6'3 Window to side, radiator, storage recess, under-stair storage, wood floor.

Family Room: 14'3 x 11'5 Featuring a large bay window to the front, radiator.

Living/Dining Room: 24'1 x 9'9 Two windows to side, two radiators, French doors with sidelights to conservatory.

Conservatory: 12'5 x 11'5 Brick base, French doors to garden, radiator, tiled floor.

Ground Floor Shower room: White 3-piece suite, incl. shower cubicle, window to side, tiling, radiator.







Kitchen 20'2 x 7'11 Attractively fitted with a contemporary range of storage units with worktops and feature tiled upstand, fitted Siemens appliances including a combination microwave/double oven, induction hob with extractor hood above and stainless steel splashback, integrated fridge. Space for dishwasher, airing cupboard, wood floor, radiator. Views over the rear garden.

Rear Lobby: Leading to Utility, shower room and garage.

Utility Room: 7'4 x 7'0 Door and window to garden, space for washing machine and tumble dryer. Storage units and shelves, tiled floor.

Stairs to landing: Window to side, loft access.

Bedroom 1: 12'4 x 9'9 Window to front, Double fitted wardrobes, radiator.

En Suite Shower Room: White 3-piece suite, wood floor, tiling, radiator, downlighters.

Bedroom 2: 10'11 x 8' Window to rear, radiator.

Bedroom 3: 9'1 x 8' Window to front, radiator.

Bathroom: Double aspect, white three-piece suite, tiling, storage recess, storage cupboard.

Outside

To the Front:

Gravel driveway with parking for several cars, mature hedging, timber fencing and flower borders.

Garage: 16'11 x 7'6 Gas boiler, eaves storage, door to the house.

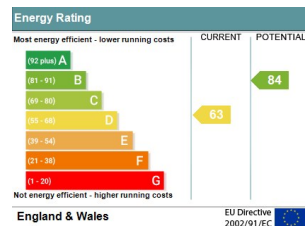
Rear Garden: A fabulous feature it extends to 125' and faces southwest. A large paved terrace with brick raised flowerbed, leading to established lawns flanked with mature shrub borders, feature rose covered archway, summerhouse, greenhouse with adjacent vegetable beds, trees and timber fencing.



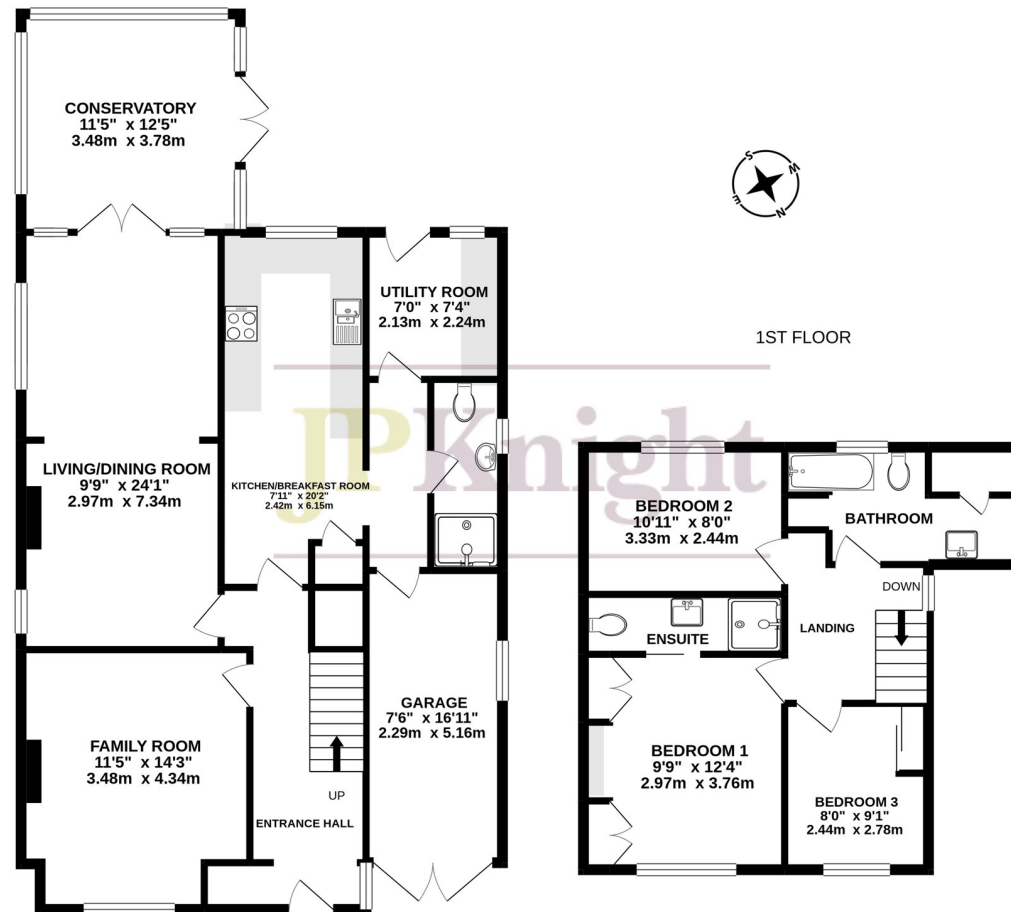
## GROUND FLOOR

### 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 will be found towards the end on the left.



**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 : 1507sq.ft. (140.0 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.