

PROPERTY AGENTS

JPKnight



Wantage Road, Wallingford, OX10 0LR



Wantage Road, Wallingford

An impressive period property set on a superb plot extending to ¼ acre on this sought after road within easy access of the town centre and amenities.

The accommodation includes four bedrooms and a bathroom to the first floor. On the ground floor there is a spacious 24' kitchen/breakfast room with bay window and French doors to the garden, three reception rooms, utility room, boot room and cloakroom.

The fabulous garden has a full width paved terrace leading to a large lawn with a feature archway leading to vegetable garden, rear driveway, double garage with twin up and over doors and wooden gates to the lane behind.

Tenure - Freehold

Entrance Hall: Under stair cupboard, cloaks cupboard, radiator.

Cloakroom: White two piece suite, extractor fan.

Sitting Room: 19'3 x 11'8 Bay window with sashes to the front, fireplace with pine surround, marble slips and hearth, radiator. Bi-fold doors to:

Dining Room: 14'8 x 10'4 Double glazed window to side, radiator. Bi-fold doors to:

Kitchen/Breakfast Room: 24' x 19'5 A bright room with two bays to the rear garden, one fitted with window seat, the other has twin French doors, side window (all double glazed), range of storage units with worktop, large breakfast bar, downlighters, space for AGA/Range Cooker with extractor above, space for fridge and dishwasher, two radiators.

Family Room: 14'5 x 11'3 Bay window with sashes to the front, double glazed window to the side, fitted cupboard, two radiators.

Rear Lobby/Boot Room: 8'10 x 7'5 Stable door to garden. Space for fridge/freezer.





Utility Room: 6'3 x 6'1 storage cupboards, appliance space, gas boiler, water softener.

Stairs to Landing: 23' x 6'3 (incl. stairwell) Sash window to front, radiator, Velux window, airing cupboard and loft access.

Bedroom 1: 12'1 x 11'4 Dual aspect with sash to front, double glazed side window, fitted wardrobe, cast iron fireplace, radiator.

En Suite Shower/Dressing Room: 9' x 5'7 White 3 piece suite, tiling, wood style floor, fitted wardrobe, radiator.

Bedroom 2: 12'1 x 10'8 Sash window to the front, cast iron fireplace, fitted wardrobe, radiator.

Bedroom 3: 10'5 x 9'4 Double glazed window to the rear, wood style floor and radiator.

Bedroom 4: 10' x 9'3 (L-shaped) Double glazed side window, radiator and loft access.

Bathroom: 8'4 x 8' White four piece suite including bath and shower cubicle, part tiled walls, tiled floor, radiator, double glazed window, chrome radiator.

Outside

To the front there is a mature front hedge with gate and pathway to the front door, slate flowerbeds and pathway to the side with gated access to the rear.


To the rear there is a stunning west, southwest garden comprising a full width terrace leading to manicured lawn with mature shrubs and plant borders along with occasional trees and shrubs set in the lawn and a fishpond. A path leads to a raised deck with decorative balustrade and cabin housing a hot tub. A hedge separates the formal garden from vegetable area with an arch a further path leading through to the driveway beyond.

Driveway: Approached via twin wooden gates, approximately 50' x 40' with ample parking and greenhouse. Double width garage with twin up/over doors and side door (both have the facility to be electronically controlled).

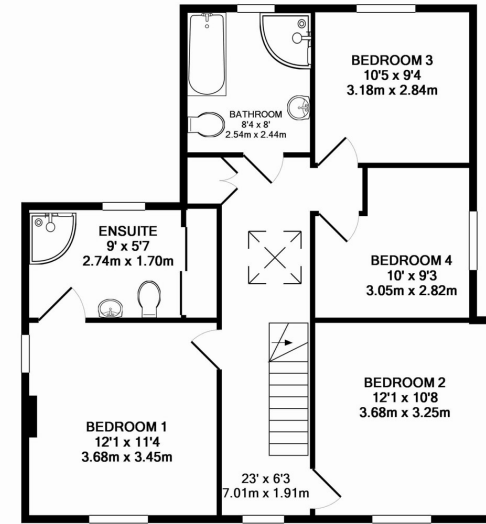
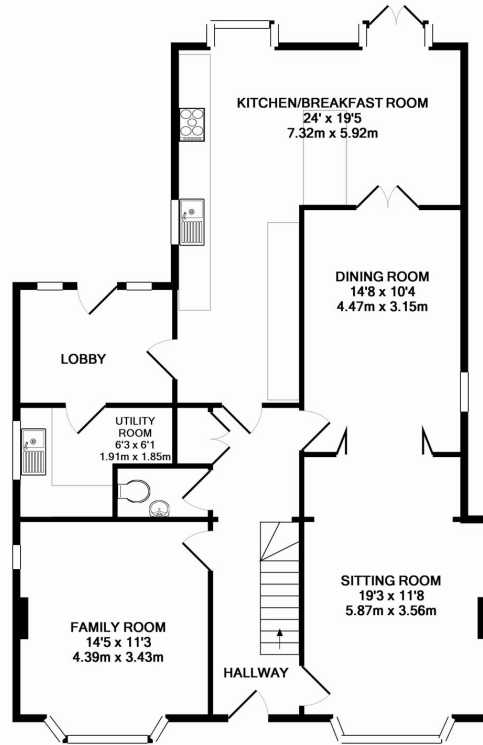


Directions

Proceed north 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 Wantage Road, the property is on the left after 0.4 of a mile.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	49	
(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.



TOTAL APPROX. FLOOR AREA 1868 SQ.FT. (173.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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