

PROPERTY AGENTS

JPKnight



Wantage Road, Wallingford OX10 0LR



Wantage Road, Wallingford

A spacious detached period property with a substantial south facing secluded rear garden set on this sought after road within walking distance of the town centre shops and amenities.

On the ground floor there is a 28' light and airy kitchen/dining room with French doors to the garden, sitting room, family room, study, utility, and cloakroom with space and plumbing for a shower. The first floor has four double bedrooms and a bathroom.

The extensive mature garden has a large terrace leading to a mature lawn, vegetable beds, a further terrace, mature trees with tree house and large double garage with gated driveway access.



Tenure - Freehold

The property is predominantly double glazed throughout with gas central heating to radiators and underfloor heating in the kitchen/dining room.

Accommodation

Entrance Hall: Wood floor, radiator, under-stairs cupboard and storage recess, stairs to landing.

Kitchen/Dining Room: 27'11 x 13'5 French doors with glazed sidelights and full height window to rear, four Velux windows, range of storage units and worktop, space for fridge freezer, range cooker with extractor hood above, and dishwasher, Belfast sink, tiled floor with underfloor heating, downlighters.

Utility Room: 9'1 x 7'5 Window to side, storage cupboards, space for washing machine and tumble dryer, boiler.





Sitting Room: 16'9 x 9'11 (into bay) Bay window to front, fireplace with brick surround, wooden mantel and tiled hearth, radiator and cover.

Family Room: 16'6 x 9'11 (into bay) Bay window to front, radiator.

Cloakroom: Window to side, white two-piece suite, tiled floor, radiator, space and plumbing for shower.

Study: 10'3 x 8' Window to rear, tiled floor, radiator.

Stairs to landing: Window to side, radiator.

Bedroom 1: 15'5 x 10'8 (max) Two windows to front, wood floor, radiator.

Bedroom 2: 11'9 x 9'10 Window to front, two fitted wardrobes, radiator, loft access.

Bedroom 3: 10'3 x 9'11 Window to rear, radiator.

Bedroom 4: 15'9 x 7'11 Rear aspect, radiator.

Bathroom: Window to rear, white three-piece suite, tiling, storage cupboard, chrome radiator.

Outside

To the rear there is a full width patio with raised beds and steps to a large established lawn flanked with mature shrub and plant borders, rockery and box hedging, a further wisteria covered patio dining area, vegetable beds, shed and mature trees with tree house. Rear gated access to driveway with parking for several cars, and gate to rear garden.

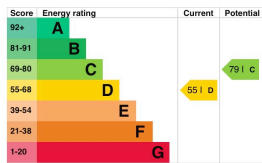
Garage:

The front has a brick wall and gate with a path to the front door with gravel border, mature shrubs and hedge



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 c. 0.4 of a mile.



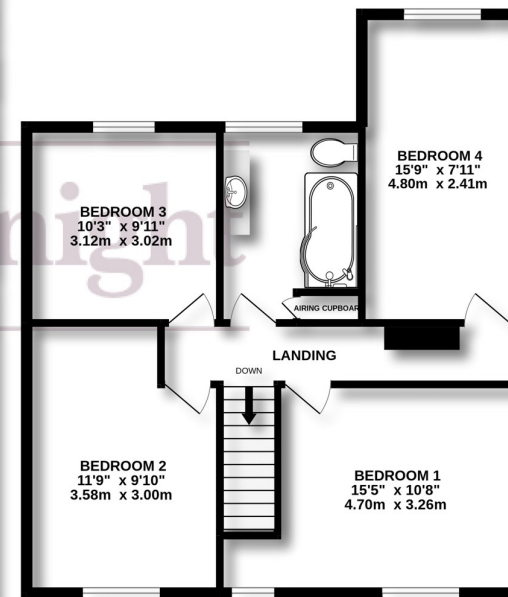
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1629 sq.ft. (151.3 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...