

PROPERTY AGENTS

**JP**Knight



Wantage Road, Didcot OX11 0AE





## Wantage Road, Didcot

A superb family home with a secluded 65' south facing garden close to the town centre shops and within walking distance of Didcot Parkway train station. It is an extended 1930s bay fronted semi with 4 bedrooms, 4-piece bathroom, living/dining room with log stove, study, cloakroom, kitchen/breakfast room, cloakroom and utility. In an established residential road with block paved drive and garage it also abuts allotments to the rear.

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

## Tenure - Freehold

### Accommodation

Entrance Hall: Quarry tiled floor, door to garage.  
Hallway: Wood floor, stairs to landing with storage space under, radiator.

Living/Dining Room: 22'7 x 11'6 (variable)  
Featuring a bay window to front, wood style floor, two radiators, fireplace with a brick hearth and fitted log stove. Separate fireplace recess used as a log store. Open way to:  
Family Room: 9 x 8'10 French doors to garden, wood style floor, radiator.  
Kitchen/Breakfast Room: 15'4 x 9'4 max. Fitted with a range of storage units, wood worktops, Belling range cooker, tiled floor, tiling, large pantry cupboard. Down lighters, radiator, door and window to the garden.







Utility Room: 8'2 x 4'11 Belfast sink, wood worktop, appliance space, window, tiled floor, gas boiler.

Cloakroom: White 2-piece suite, tiled floor.

Study: 10'7 max x 6'10 Wood style floor, skylight, radiator.

Stairs to Landing: Loft access, radiator, airing cupboard.

Bedroom 1: 15'4 x 8'1 Windows to front and rear, radiator.

Bedroom 2: 12'9 x 9'11 Bay window to front, wood style floor, radiator, picture rail.

Bedroom 3: 10'2 x 9'10 Window to rear, radiator.

Bedroom 4: 7'7 x 6'11 Window to front, wood style floor, radiator.

Bathroom: Fitted with a 4-piece white suite including a roll top bath and shower cubicle, panelled dado, window, radiator, tiled floor.

Outside

Front: Double width block paved drive, flowerbed with front and side walling.

Garage: 16'3 x 8'3 Up/over door, light and power, door to entrance hall.

Rear Garden: A lovely feature it faces due south and extends to 65' in length. It offers excellent privacy abutting allotments and has a full width paved terrace. Beyond is an area of lawn with established borders, mature apple tree and established grape vine. There is timber fencing and a rear gate to the allotments, side gate via a narrow passage to front.



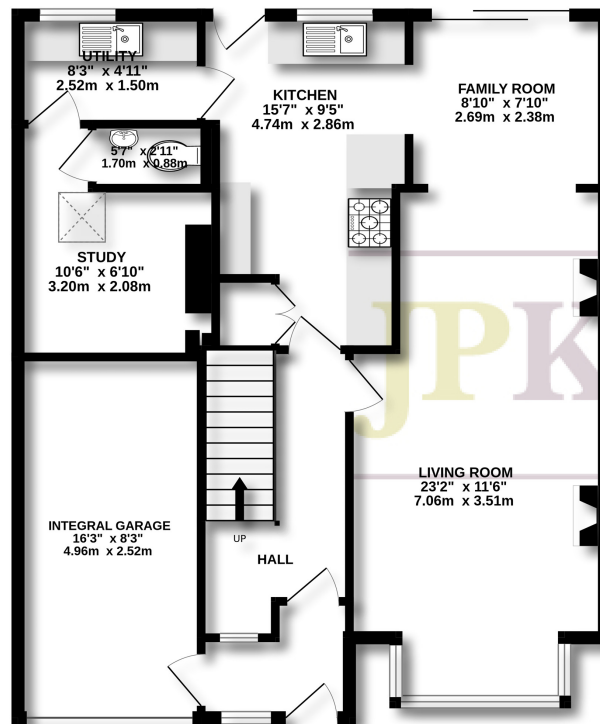
Directions: From our office turn right into St Martin's Street, turn left at the traffic lights into High Street, cross the mini roundabout into Station Road which becomes Wantage Road. At the end of the road take the second exit at the roundabout on to the A4130 High Road. After 4 miles take 2nd exit at the roundabout into Abingdon Road first exit at the next roundabout (under bridge) into the Broadway. Take the third exit at the mini roundabout continuing along the Broadway (through 3 more roundabouts). At the next roundabout take the 2nd exit into Wantage Road (B4493) the house is on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	53   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.



#### GROUND FLOOR



TOTAL FLOOR AREA : 1205sq.ft. (111.9 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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#### 1ST FLOOR

