

PROPERTY AGENTS

JPKnight



Wantage Road, Wallingford OX10 0LS



Wantage Road, Wallingford

An imposing double fronted Edwardian home set in established grounds of c.¼ of an acre with off road parking to the front and a garage to the rear. There are three double bedrooms, one en suite along with two reception rooms and kitchen: outside a log cabin and 23' studio. Period detail includes high ceilings, bay/sash windows and fireplaces. The town is within walking distance.

Accommodation

House is mostly double glazed with gas central heating to radiators.

Tenure - Freehold

Enclosed Entrance Porch: Quarry tiled floor, front door and sash window.

Entrance Hall: Tiled floor, radiator, stairs to landing with cupboard under, down lighters, door to rear lobby.

Kitchen: 14'1 x 11'10

Double glazed bay window to front and sash window with coloured glass to side, range of storage units, worktops, wood floor, 2 radiators, washing machine, gas boiler, picture rail, down lighters, space for AGA, gas cooker point and appliance space.

Dining Room: 11'10 x 11'10

Double glazed window to rear, tiled flooring, multi-fuel stove set in a tiled recess, radiator, picture rail.

Sitting Room: 16'1 x 12'

Bay window to front, door to the garden, cast iron fireplace and tiled hearth and wood surround, wood flooring: 2 radiators.





Shower Room/Cloakroom: With tiled floor, double glazed window, radiator.

Utility Room: 11'6 x 8' variable

Part glazed with a glass roof, stainless steel sink, appliance space, radiator.

Shower Room: White 3-piece suite, tiled floor, window, radiator.

Stairs to Galleried Landing: Windows to front and rear, picture rail, radiator and loft access.

Bedroom 1: 12' x 11'9

Bay window to front, radiator: wardrobes.

En Suite Shower Room: White 3-piece suite, tiled floor, window and radiator.

Bedroom 2: 12' x 11'10 Window to the rear, radiator and picture rail.

Bedroom 2: 12'11 x 11'10 Bay window to the front, radiator, hand basin, cupboard.

Fitted Ladder/Stairs to:

Loft Room: 26' x 6'9 Apex height 5'6, 2 skylights to rear: radiator.

Bathroom: Fitted with a white 4-piece suite including a shower above the bath, tiled walls and radiator, window.

Outside

To the Front: Driveway parking with shrub beds, part walled with path to the door.

Rear Garden: There is a full width paved terrace to the rear of the house that features raised brick flowerbeds. A paved path runs down the garden flanked by areas of lawn. These are interspersed with mature shrubs set in beds and trees. The gardens are enclosed by a combination of timber fencing and wire netting. There is a small fishpond with a paved surround.

Pine Log Cabin: 11'3 x 13'2

Double glazed windows, veranda to front, light and power.

Studio: 23'4 x 12'11

Double glazed windows including 4 large Velux windows, light and power.

Twin five bar gates, to a shared drive leading to:

Detached Garage: 15'3 x 11'3 Up/over door, light and power.





Directions

Turn right from our offices into St Martin's Street, at the traffic lights turn left by Waitrose into the High Street. Proceed over the roundabout into Station Road which then becomes the Wantage Road, the property is on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-69)		
E (39-54)		
F (21-39)		
G (1-20)		
Not energy efficient - higher running costs		
	41	73
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 1539 SQ.FT. (143.0 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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