

PROPERTY AGENTS

JPKnight



Wantage Road, Wallingford OX10 0LX



Wantage Road, Wallingford

A magnificent four bedroom family home set in this sought after road to the west of town with extensive parking on its 67' front garden and a superb 102' rear garden that abuts farmland. Its accommodation also includes an 18' living room, 13' dining room, 17' family room and 19' kitchen-breakfast room: there is also a bathroom and shower room. In an established residential area it is just over a mile to the town centre.

Accommodation

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

Tenure - Freehold

Entrance Hall:

Window to front, wood floor, radiator, cloaks cupboard: stairs to landing and cupboard under.

Lounge: 18'4 x 14'4

Picture window to front, wood flooring, radiator, arch to;

Dining Room: 13'1 x 12'

Wood floor, feature fireplace recess, radiator.

Family Room: 17'7 x 12'

French doors flanked by windows to the garden, two radiators, down lighters, large Velux window, wood style floor.

Kitchen Breakfast Room: 18'9 x 15'3 (L shaped)

Range of storage units, worktops and breakfast bar, marble tiled floor, recess for fridge/freezer and range style cooker, stainless steel back plate and extractor hood above, radiator, stainless steel sink, pelmet and down lighters, large Velux, window and a window overlooking the garden.





Utility Room: 7' x 4'9
Space for washing machine and tumble drier, gas boiler.

Study: 7'7 x 6'7
Front aspect, radiator, wood floor.

Shower Room: White 3-piece suite including a large tiled shower cubicle, tiled walls and floor, chrome radiator, down lighters, Velux window.

Stairs to First Floor Landing: Side aspect.

Bedroom 1: 13'3 x 13'
Bay window to the front, range of wardrobes, radiator.

Bedroom 2: 12' x 11'4
Rear aspect, radiator, range of wardrobes.

Bedroom 4: 8' x 7'6
Window to the front, radiator.

Bathroom: 8'10 x 7'4
Two windows to side, white 3-piece suite including bath with spa unit, tiled walls and floor, radiator.

Stairs to Second Floor: Skylight to side, wood style floor.

Bedroom 3: 14'6 x 10'7 (excluding recesses)
View across the garden and fields beyond, wood style floor, radiator, scaled ceiling, eaves cupboard and drawers.

Outside

Front Garden:
Extending to 67' in length there is an extensive tarmac drive and parking area, to the side and front an area of lawn with mature hedge borders.

Rear Garden:
A superb feature it is 102' in length and mainly set to lawn and interspersed with mature shrubs. Enclosed by timber fencing with mature hedging and greenhouse there is a paved terrace by the house, it abuts farmland to the rear.



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 the Wantage Road, the property is on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(65-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
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 1765 SQ.FT. (164.0 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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