



DOUGLAS & SIMMONS



Southfield, Ham Road,
Wantage, Oxfordshire

Southfield Ham Road, Wantage, Oxfordshire, OX12 9EE

Guide Price £895,000 Freehold

Located at the end of a private lane this individual and mature detached 1960's property set in a delightful mature and secluded plot c.0.69 of an acre, offering c.3200 sq. ft. of spacious and flexible accommodation, situated within close proximity to Wantage town centre

- Delightful gardens c 0.69 of an acre
- Modern and well fitted kitchen
- Sitting room with triple aspect windows and feature inglenook fireplace
- Spacious L-shaped dining/family room
- Located in private lane
- Double garage
- Gravelled driveway with parking for a number of vehicles
- Garden room/conservatory
- Five good sized bedrooms
- Utility room



LOCATION

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.45mins).

DESCRIPTION

Located at the end of a private lane this individual and mature detached 1960's property set in a delightful mature and secluded plot c.0.69 of an acre, offering c.3200 sq. ft. of spacious and flexible accommodation, situated within close proximity to Wantage town centre.

The property has been extended and improved over the years and affords an entrance hallway, a modern and well fitted kitchen leading to a conservatory/garden room, a separate utility room and cloakroom. The ground floor accommodation is further complemented by a spacious sitting room benefitting from triple aspect windows, inglenook style fireplace with wood burning stove and french doors opening out onto the garden and a large L-shaped dining room/ drawing room with brick surround feature fireplace. To the first floor there are four good sized double bedrooms and a further good sized single all served by a well-appointed family bathroom and separate shower room. Outside the property is approached by a driveway offering parking for a number of vehicles, and a double garage/workshop/store. The delightful mature grounds c 0.69 of an acre are mainly laid to lawn with two patios, a variety of trees, shrubs, attractive herbaceous borders and a vegetable garden.

SERVICES

All main services connected.
Gas fired central heating to radiators.

FLOOR AREA

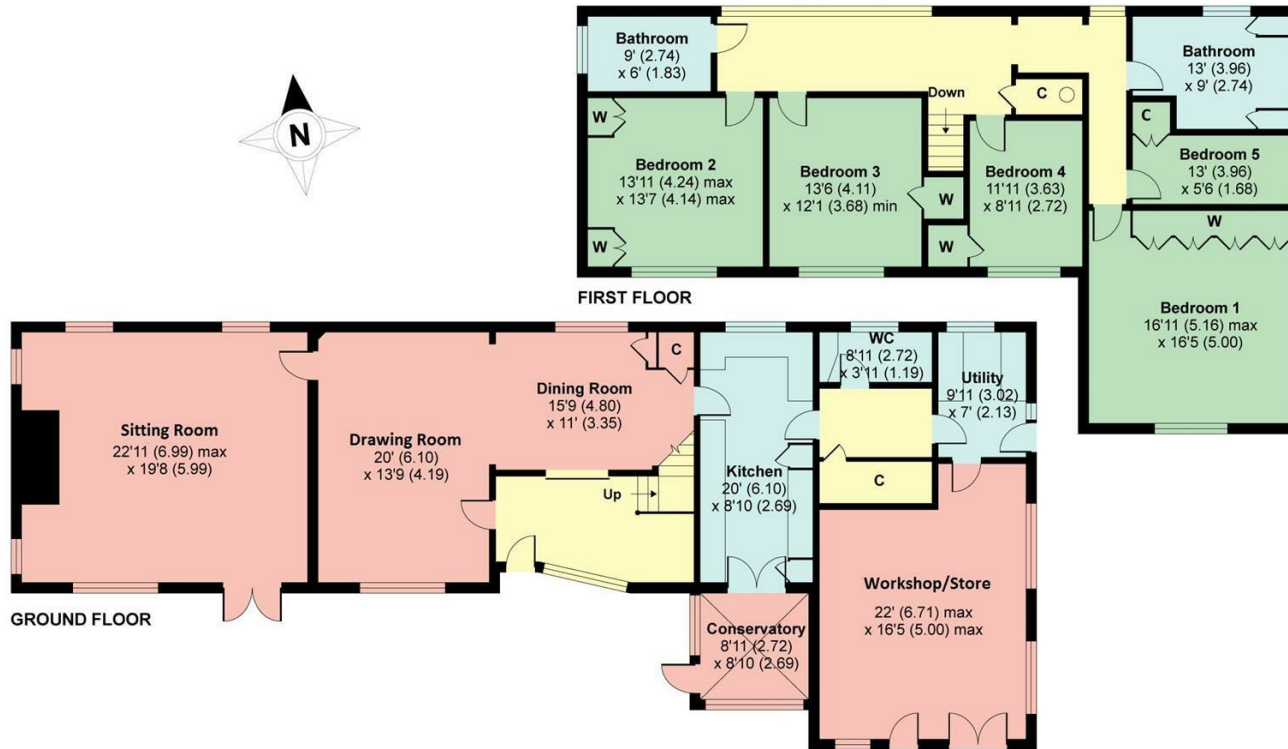
3199.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND G



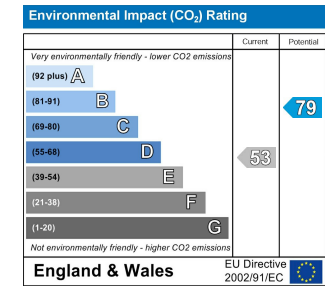
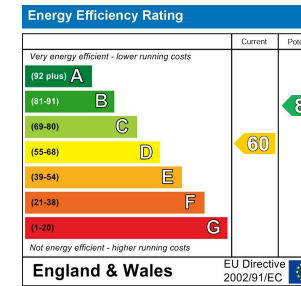
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TOTAL APPROX. GROSS INTERNAL FLOOR AREA 3199 SQ FT 297.1 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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DIRECTIONS TO OX12 9EE

From Wantage town centre leave the market square via Mill Street. At the mini double roundabout take the left hand turning into Ham Road. Continue over the pedestrian crossing and after a short distance take the left hand turning into the private lane and the property can be found a short way down on the left hand side.

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

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- All measurements are approximate. GRD/SL.8.7.2016

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
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