



23 Humphries Green
Wantage, Oxfordshire, OX12 8FU



Humphries Green, Wantage, Oxfordshire, OX12 8FU

This stunning four-bedroom detached family home, built in 2016 by the esteemed Croudace Homes, offers a perfect blend of modern living and serene countryside views. Spanning an impressive 1,623 square feet, and offering a private and tranquil garden, this property is designed to meet the needs of contemporary family life.

LOCATION

Award winning Wantage is an attractive market town 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).





THE PROPERTY

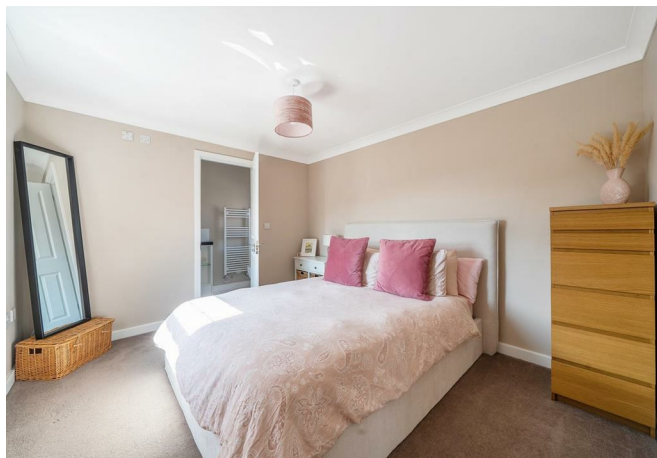
Off from the entrance hallway, you are welcomed into a spacious and inviting sitting room with views out to the open green space to the front and French doors opening out onto the patio. The decorative chimney breast has hidden storage and power for a wall-mounted television, and the built-in cabinetry provides ample storage.

The heart of the home is undoubtedly the large and well-appointed kitchen/breakfast room, which boasts a range of built-in appliances including a boiling water filter tap. French doors open out onto the patio, and a charming box bay window offers additional versatile space. The kitchen is complimented by a separate dining room, also featuring a box bay window, which offers additional space for formal dining or entertaining guests, but could easily be used as a play room, home office or snug. The downstairs is completed with generous under-stairs storage and a convenient cloakroom WC.

The first floor comprises four generously-sized bedrooms; the master bedroom features a spacious built-in wardrobe and en suite shower room, and has spectacular dual-aspect views out onto the green space and fields beyond. Bedroom two has garden views and also features an en suite shower room, ideal for additional family members or staying guests. Bedroom three is a well-sized double bedroom and benefits from a large over-stairs cupboard and the glorious view over the fields. Bedroom four is currently being used as a home-office with built-in bookcases but provides another versatile space. There is also a separate family bathroom with heated towel rail. A large airing cupboard completes the level.

Outside, the property features an enclosed and private rear garden thoughtfully divided into two areas; a raised terrace provides an ideal space for outdoor entertaining, whilst the lower garden is mainly laid to lawn surrounded by mature shrubs, roses, and fruit trees. The centrepiece is the recently trimmed evergreen ceanothus tree which provides year-round privacy and a spectacular display of bright blue flowers in the spring. The front of the property offers driveway parking for two vehicles along with an adjacent detached single garage.

Situated on the southern edge of Wantage, this home is conveniently located a short walk into the historic town centre. To the front of the property is dedicated green space which abuts fields allocated to the National Landscape (formally known as the AONB). With its high specification and attractive design, this property is a rare find in a sought-after location. EER-C.







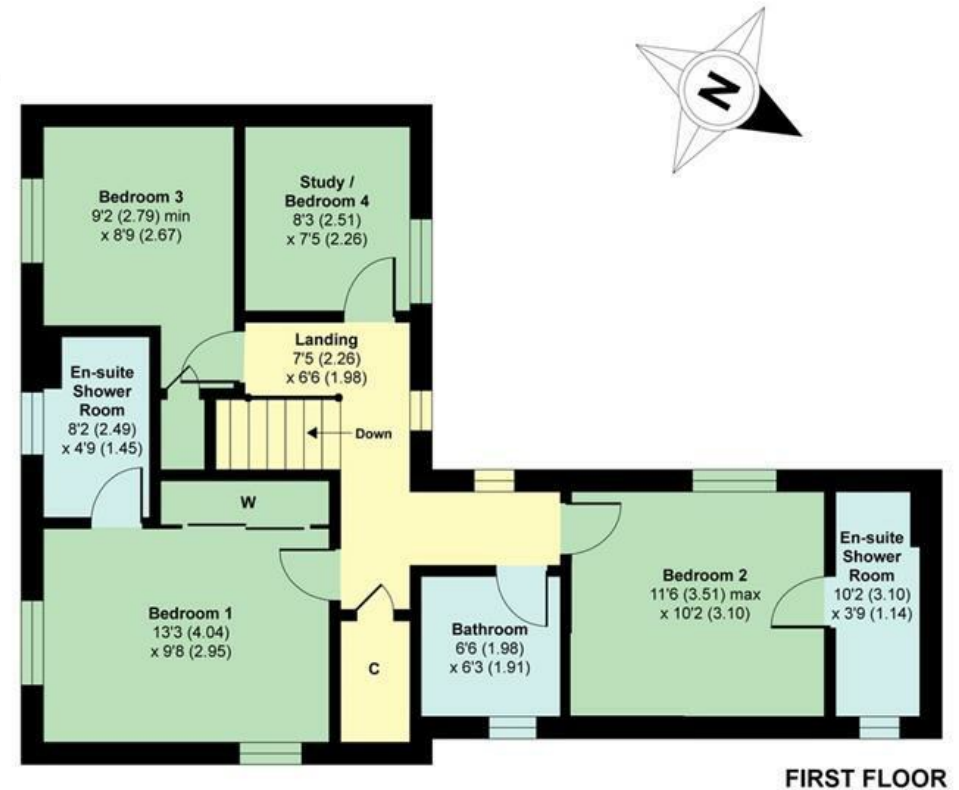
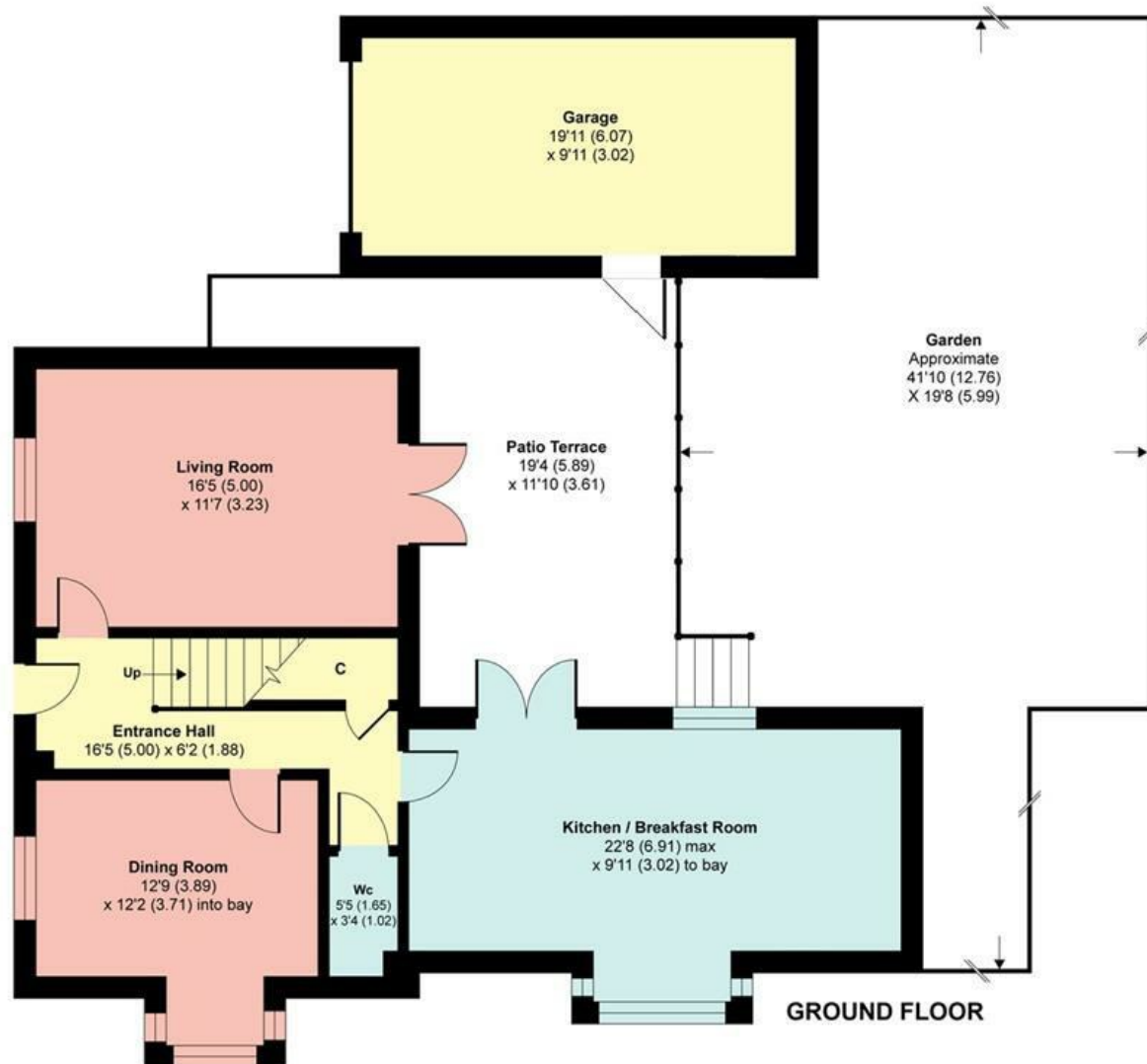
23 Humphries Green, Wantage, OX12 8FU

Approximate Area = 1424 sq ft / 132.3 sq m

Garage = 199 sq ft / 18.5 sq m

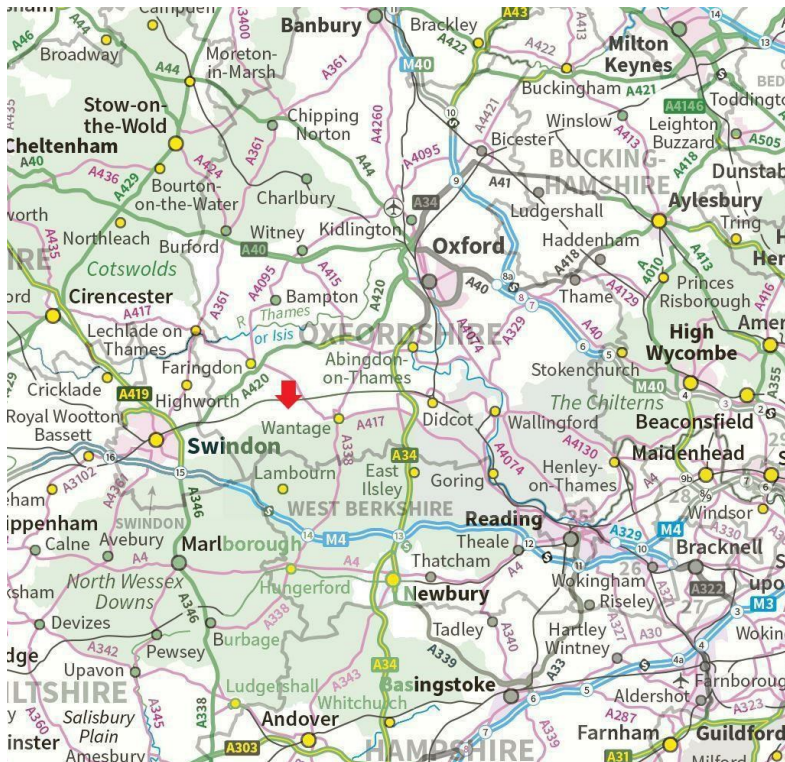
Total = 1623 sq ft / 151 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced by Douglas and Simmons Ltd. REF: 714526



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

OTHER INFORMATION

<https://www.ofcom.org.uk/mobile-coverage-checker> (enter the postcode for coverage)

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker> - (enter the postcode for speeds and providers)

<https://check-long-term-flood-risk.service.gov.uk/risk#>

The flood risk for 23 Humphries Green is deemed as VERY LOW

All mains services connected.
Gas fired central heating.

ESTATE MAINTENANCE CHARGE

The Vendor informs us of an Estate Service Charge of £210.00 per annum. This includes regular maintenance of the green spaces.

CONTACT

Graham Douglas MNAEA Partner

T. 01235 766222

E. sales@douglasandsimmons.co.uk

Viewings strictly by prior appointment with the sole selling agents D&S.

Open 6 days a week for viewings.



DIRECTIONS to OX12 9DE

what3words.com/peach.revoluting.trunk

Leave our offices in the market square in the direction of Newbury Street, at the lights turn left into Ormond Road and continue taking the 2nd turning right into Chain Hill B4494, continue up Chain Hill taking the 2nd turning left into Humphries Green and keep on this road bearing right and the property will be found on the left hand corner of Moley Gardens opposite open green space as identified by our D&S For Sale board.

25 Market Place Wantage
Oxfordshire OX12 8AE
Tel: 01235 766222

sales@douglasandsimmons.co.uk

www.douglasandsimmons.co.uk



Important Notice: Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. All measurements are approximate. 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.