



9 Cowslip Road, Wantage, OX12 7FX

Guide Price £425,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Attractive three bedroom detached home with large garage situated in the popular Kingsgrove development on the eastern edge of Wantage.

Constructed in 2020 to exacting standards by premium Home builders CALA Homes. This delightful property comprises bright entrance hall, doors then lead to the large sitting room with bay window, the kitchen / dining room offers the ideal space to entertain with integrated appliances including fridge/freezer, oven, dishwasher, induction hob and benefits from French doors to the rear garden.

Upstairs continues to be flooded with natural light and offers a delightful master bedroom with ensuite shower room, two further double bedrooms and a family bathroom with shower over bath.

Outside the walled garden has a westerly aspect and a personal door leading through to the garage which is adjacent to the property and has driveway parking. Estate Maintenance Charge £460per annum

Some material information to note: Freehold property. Mains gas, Mains water, mains electrics and mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a very low flood risk within this postcode. We are not aware of any planning permissions in place which would negatively affect the property.







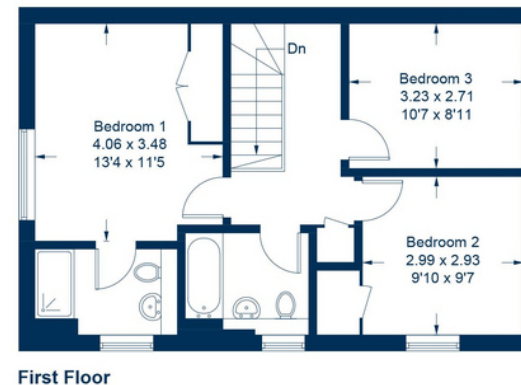
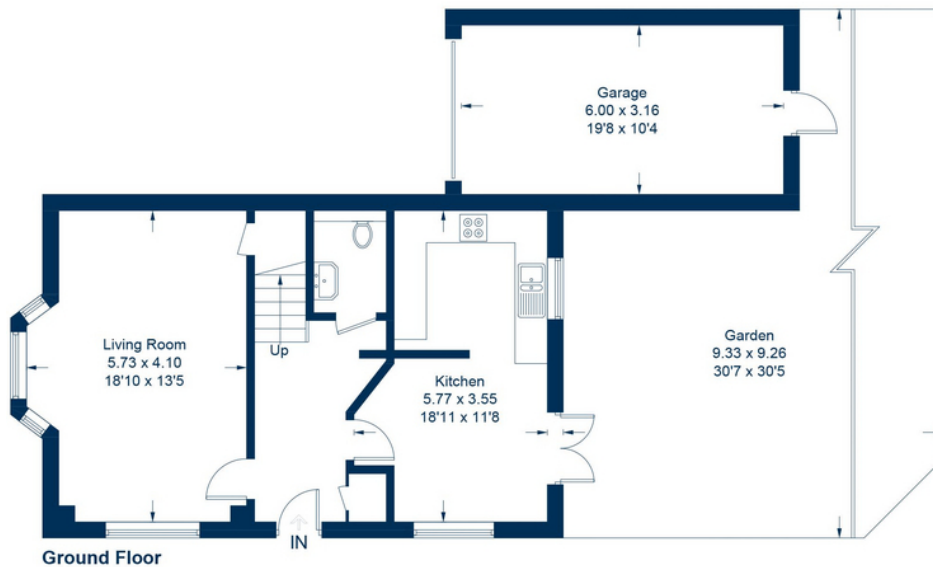
## Key Features

- Balance of NHBC warranty
- Gas central heating
- Superb condition throughout
- Wiring for EV charge point
- Garage with electric door
- Water conditioner
- Premium quality carpets fitted recently
- Westerly facing rear garden
- 6x4 ft Garden Shed
- Council tax band: E, EPC: B

## The Location

Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.

Approximate Gross Internal Area  
 Ground Floor = 54.3 sq m / 584 sq ft  
 First Floor = 52.8 sq m / 568 sq ft  
 Garage = 19.0 sq m / 204 sq ft  
 Total = 126.1 sq m / 1,356 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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