



23 Lime Kiln, Wantage, OX12 9GE

£390,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A delightful three bedroom detached property with garage on this popular development within walking distance of Wantage town centre and other local amenities.

The property comprises entrance hall, cloakroom and spacious open plan kitchen/ sitting / dining room with French doors into the garden. The kitchen has a range of eye and base level units and integrated appliances including gas hob, double oven, washing machine, dishwasher and fridge / freezer.

To the first floor the master bedroom with built in wardrobes and ensuite shower room, two further bedrooms and family bathroom with shower over bath.

Outside to the front of the property is an area of lawn with shrub borders, the driveway leads to a garage with power, light and personal door to the garden. The south easterly facing sunny enclosed rear garden has a large patio area, lawn with raised vegetable beds and side access gate.

Estate maintenance charge: £300pa approx



Some material information to note: Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast 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 postcode. We are not aware of any planning permissions in place which would negatively affect the property.





## Key Features

- Three bedroom detached
- Open plan kitchen / sitting / dining room
- Integrated kitchen appliances
- Cloakroom
- Master bedroom with ensuite shower room
- Family bathroom
- Enclosed sunny rear garden
- Garage with driveway parking
- Council tax band: D, 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 1116 sq ft - 104 sq m**

Ground Floor Area 678 sq ft – 63 sq m

First Floor Area 438 sq ft – 41 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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