



Chain Hill, Wantage, OX12 8HS
£750,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An immaculately presented four bedroom detached family home with double garage located within easy reach of Wantage town centre.

The property was constructed by Croudace Homes in 2015, named the Baroque style offering over 1750 sq. ft of floor space plus garaging. Situated in an elevated position overlooking picturesque Oxfordshire countryside, this superb property offers versatile living space inside and out. The property features an entrance hall, cloakroom, study and generous living room with enclosed gas fireplace. The space then flows nicely through sliding doors into the spacious dining room with French doors leading out onto the patio. The stylish and well-equipped kitchen, offers lots of base level and eye level storage. Luxurious granite worksurfaces compliment the modern design, double oven, induction hob with recirculating extractor, integrated dishwasher, double fridge / freezer. Additionally, the property has the added benefit of a utility room with separate sink.

To the first floor, the dual aspect generous master bedroom offers lots of natural light and views over the garden. The room benefits from significant fitted storage as well as a particularly large ensuite with walk in shower and separate bathtub. The further three bedrooms are all large enough to easily accommodate a double bed. The family bathroom is modern and stylish and again features bath and separate walk in shower.

To the rear of the property is driveway parking for two vehicles, double garage with W/C to the rear. The garage has a first floor, offering a versatile space that would be ideal for an office, gym or studio space. The large landscaped rear garden is a standout feature of the property, newly installed raised beds surround a sizeable lawn and patio area creating a fantastic space to relax.





Key Features

- Detached Four Bedroom Family Home
- Double Garage with Driveway Parking
- Office / Studio / Gym Space
- Landscaped Garden
- Close to Wantage Town Centre & The Ridgeway
- Study
- 4KW Solar Panels (Owned Outright)
- EV Charger
- Utility Room
- Council tax band F - EPC rating: 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

Estate Maintenance charge: £270 per annum

Some material information to note: Freehold property. 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 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.



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**Approximate Gross Internal Area 1752 sq ft - 163 sq m
(Excluding Garage)**

Ground Floor Area 893 sq ft – 83 sq m

First Floor Area 859 sq ft – 80 sq m

Garage Ground Floor Area 424 sq ft – 39 sq m

Garage First Floor Area 233 sq ft – 22 sq m



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