



2 Thornhill Close, Wantage, OX12 9HT
£500,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An immaculate and spacious four bedroom link detached property situated on a corner plot located in a quiet cul de sac close to Wantage town centre and its amenities.

This wonderful property has been modernised by the present owners and comprises entrance hall, spacious living room, open plan kitchen / dining room with French doors to the garden. The modern kitchen has a range of eye and base level units with built in double oven, hob, fridge / freezer, dishwasher and stone worktops. Double doors from the kitchen lead into a generous family room with French doors and there is a separate utility / shower room. To the first floor are three double bedrooms all with built in storage, a fourth single bedroom and stylish modern family bathroom.

Outside to the front is mature trees and lawn, driveway parking for three vehicles leading to the partially converted garage (rear converted into utility / shower room). The attractive enclosed rear garden is southerly facing and is mainly laid to lawn with patio and pretty shrub borders.

Some material information to note: Freehold house. Gas central heating. Mains water, electrics and 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 indicates there is a very low risk of surface water flooding. We are not aware of any planning permissions in place which would negatively affect the property. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Four bedroom link detached on corner plot
- Modernised internally
- Kitchen / dining room
- Family room
- Living room
- Utility / shower room
- Modern stylish bathroom
- Enclosed sunny rear garden
- Driveway parking for three vehicles
- Council tax band: E, EPC: C

The Location

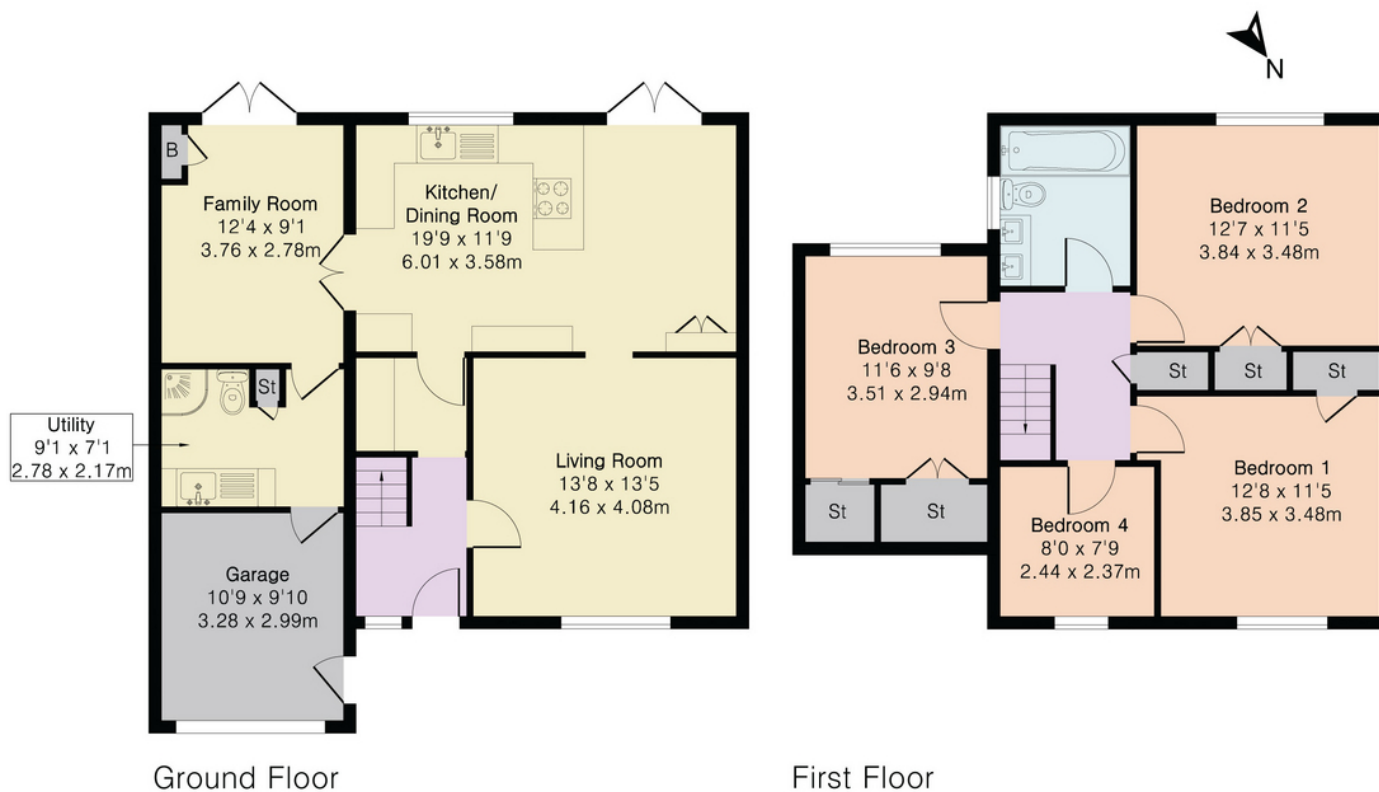
Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities 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 1462 sq ft - 136 sq m
(Including Garage)**

Ground Floor Area 810 sq ft – 75 sq m

First Floor Area 652 sq ft – 61 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.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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