



16 Woodlands Brook, Wantage OX12 8FS  
Oxfordshire, Guide Price £875,000

Waymark

# Woodlands Brook, Wantage OX12 8FS

Oxfordshire

Freehold

**Executive & Substantial Five Bedroom Detached Family Home | Impressive & Recently Re-Fitted Kitchen/Dining Room With Vaulted Ceilings & Bi-Fold Doors | Two Ensuites, Four Piece Family Bathroom & Shower Room | Ground Floor Cloakroom & Utility Room | All Large Double Bedrooms | Beautifully Landscaped Rear Garden | Double Garage & Double Width Driveway | Convenient Private Road Location Within Wantage**

## Description

An impressive and substantial five bedroom detached family home offering versatile and adaptable accommodation. Having been much improved and well maintained to a high standard by the current owners, this executive property should be viewed internally to fully appreciate all that is on offer.

The spacious entrance hall gives access to the cloakroom, large dual aspect dining room, impressive triple aspect living room with feature log burner and 'French' doors onto the beautiful garden and the exceptional kitchen/dining room. The stunning kitchen is complemented by beautiful vaulted ceilings, central island and bi-fold doors providing a pleasant aspect over the lovely garden and flooding the room with natural light. The useful utility room completes the ground floor accommodation. To the first floor you will find a landing with airing cupboard, modern four piece family bathroom, and bedrooms 1 2 and 3 all complete with built-in wardrobes. Additionally, the master and second bedrooms benefit from ensembles. The top floor boasts a shower room and two superb double bedrooms which run across the width of the property.

Externally the well-tended and beautifully landscaped enclosed rear garden includes a large patio area, central manicured lawn with stone chippings, flowers and shrubs surrounds. There is a personal door into the double garage and a summer house which is complete with power, light and heating. Located to the rear of the garden is the separate double garage with driveway in front for two vehicles.

Constructed in 2014 by Messrs. Bellway Homes, the property has since been improved to include: a re-modelled kitchen boasting under floor heating, new 'Amtico' flooring and insulated ceiling, new fuse board with increased ceiling lights and plug sockets in various places, complete re-decoration throughout and recently landscaped rear garden with the addition of a potting shed and summer house.

Furthermore, the property is situated in a lovely private road within the ever sought after Market Town of Wantage. Providing easy walking distance to schooling, bus routes and

into the town for other amenities.

The property is freehold, connected to mains gas, electricity, water and drainage. The property is heated via a gas fired boiler which was serviced in May 2024 and there is uPVC double glazing throughout. There is a management fee of £192 per quarter for the maintenance of the private road and Woodlands Brook communal areas.

## Location

Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: G

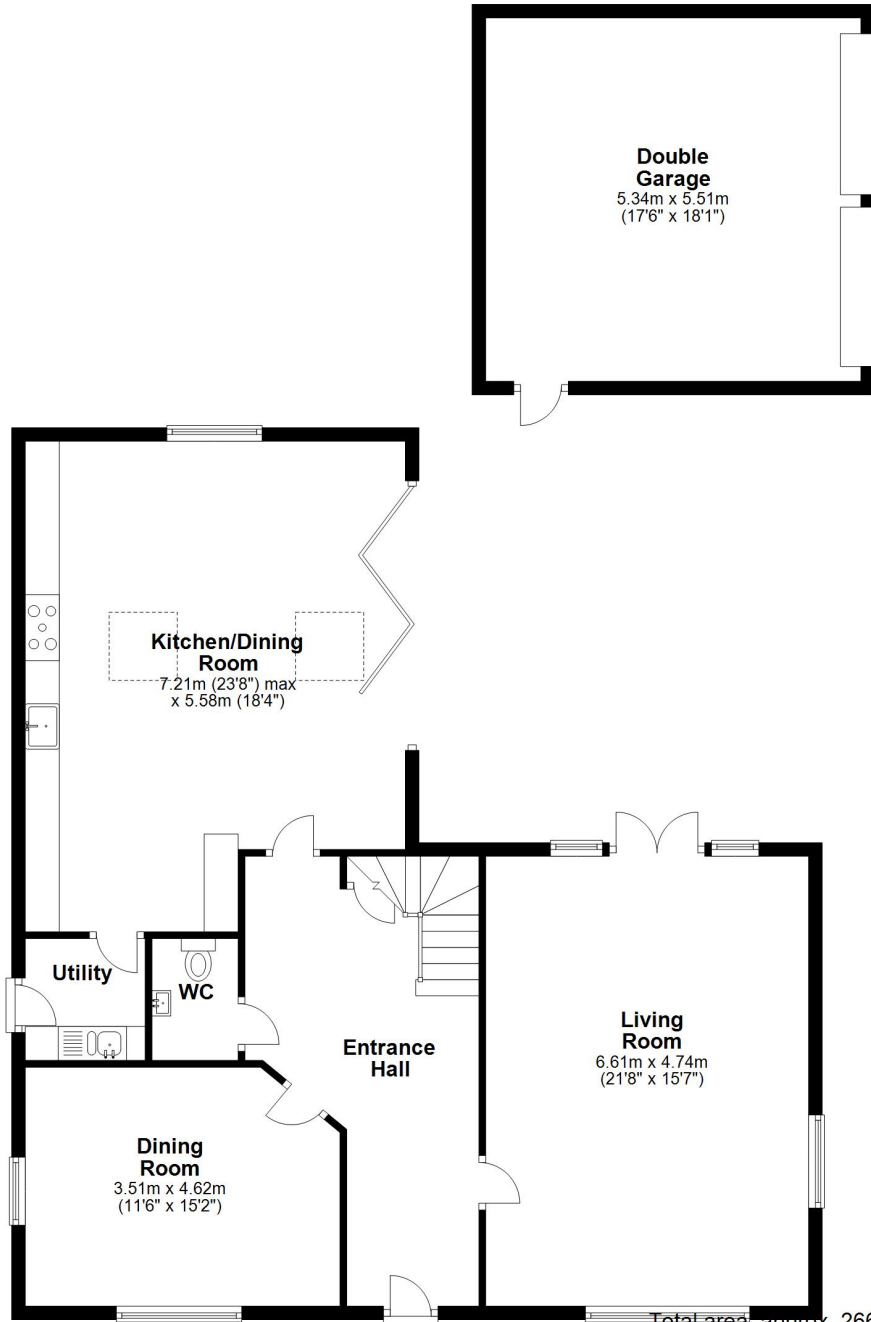


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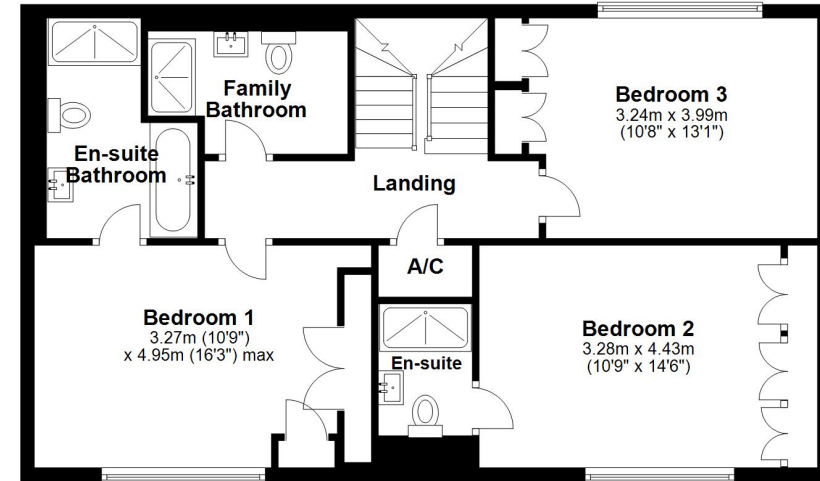
**Ground Floor**  
Approx. 139.5 sq. metres (1501.2 sq. feet)



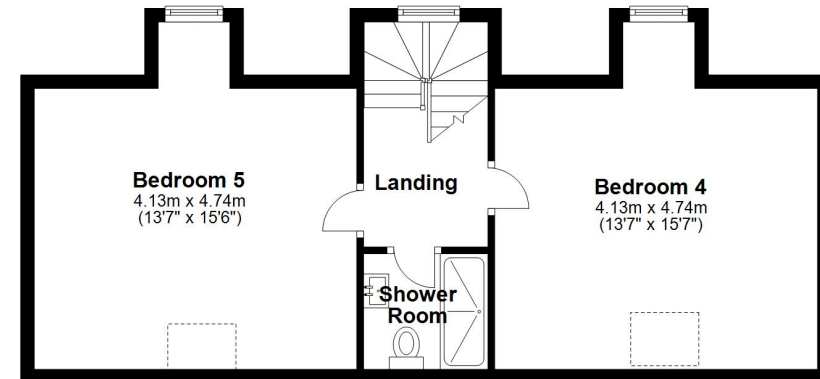
Total area: approx. 266.8 sq. metres (2872.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

**First Floor**  
Approx. 76.1 sq. metres (818.7 sq. feet)



**Second Floor**  
Approx. 51.3 sq. metres (552.4 sq. feet)



Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

