



9 Manor Fields, Letcombe Regis, Wantage OX12 9JG  
Oxfordshire, Offers in Excess of £325,000



# Manor Fields, Wantage OX12 9JG

Oxfordshire

Freehold

No Onward Chain | Three Bedroom Semi-Detached Home | Two Reception Rooms & Kitchen | Utility Room & Ground Floor Cloakroom | Generous Bedrooms | Large Overall Plot | Cosmetic Attention & Modernisation Required | Popular Village Location

## Description

A fantastic opportunity to acquire this spacious three bedroom semi-detached family home situated in the ever popular village of Letcombe Regis. The property does require cosmetic attention and modernisation, however offers vast potential and boasts a large enclosed rear garden with views to the rear.

The property briefly comprises of entrance hall, cloakroom, utility room, kitchen, separate dining room and living room on the ground floor. To the first floor you will find three generous bedrooms and family bathroom.

Externally the property benefits from an enclosed large rear garden which is mainly laid to lawn and a good size front garden.

The property is freehold. We understand the property is connected to mains water, drainage and electricity.

## Location

The property is located in the heart of the desirable downland

village of Letcombe Regis. The village itself boasts a Church, village hall, sports field and Public House, and also benefits from the use of the amenities at the exclusive Richmond Village retirement development, where there are leisure facilities, a shop and a restaurant. The market town of Wantage is some 2 miles to the east and provides a more comprehensive range of leisure and shopping facilities, together with both primary and secondary schools. There are excellent road links to the A34 via the A417, which in turn leads to the M40 to the north and the M4 to the south. Didcot is situated to the east where there is a main line rail link to London Paddington (45 minutes).

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: C



Waymark  
Wantage Office

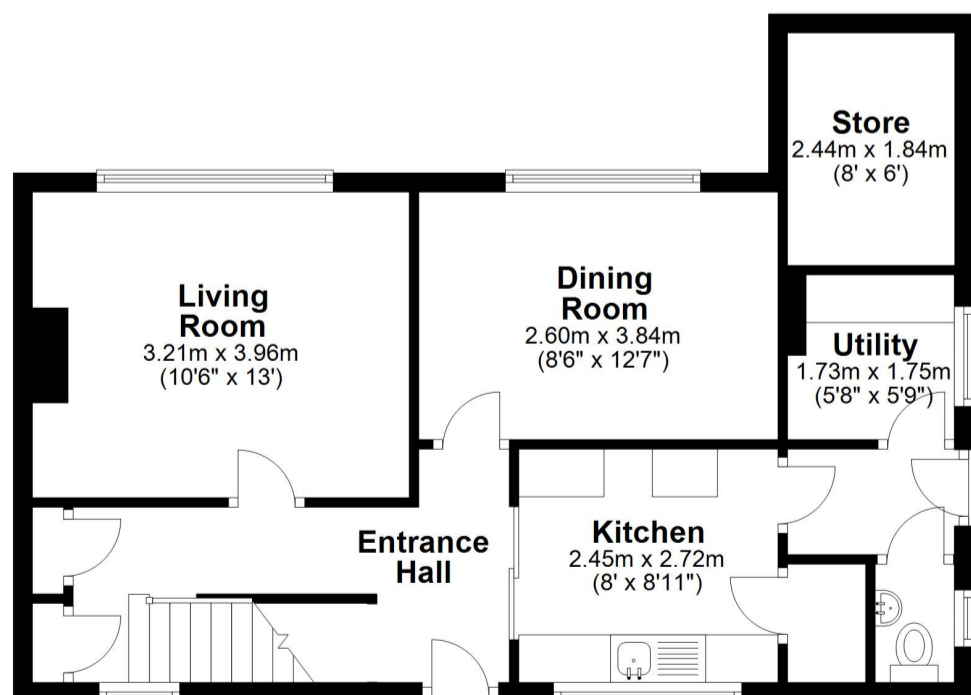
T: 01235 645645

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		80
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)	52	
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

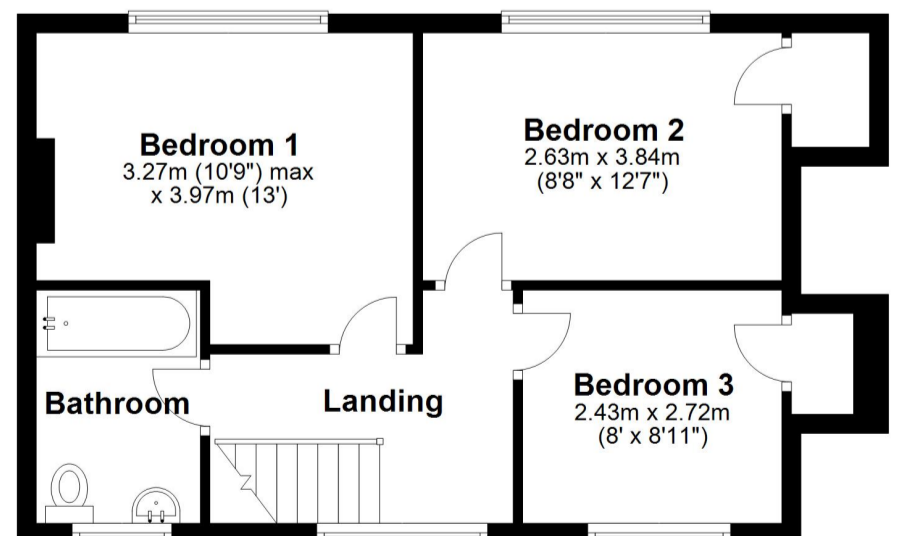
## Ground Floor

Approx. 53.1 sq. metres (571.9 sq. feet)



## First Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



Total area: approx. 95.7 sq. metres (1029.9 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.

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.