



57 Barwell, Wantage, Oxfordshire OX12 9BA  
Oxfordshire, £335,000

Waymark



# Barwell, Wantage OX12 9BA

Oxfordshire  
Freehold

Well Presented Three Bedroom Semi-Detached Family Home | Two Reception Rooms & Kitchen | Good Size Utility Room & Ground Floor Cloakroom | Generous Bedrooms & Modern Family Bathroom | Enclosed Mature Front & Rear Gardens | Pleasant Position Overlooking Greenery | Convenient Location Within Walking Distance To Local Amenities

### Description

Built to a popular design, is this well presented three bedroom semi-detached family home situated in a pleasant position overlooking greenery, in the ever sought after Market Town of Wantage, close to local amenities.

The light and airy accommodation briefly comprises of entrance hall, cloakroom, useful utility room, kitchen with access to the under stairs storage, living room with doors onto the garden and separate good size dining room to the ground floor. The first floor consists of a landing with airing cupboard, modern family bathroom and three generous bedrooms.

Externally there is an enclosed rear garden which is of a westly facing aspect and includes a patio area which is perfect for outside dining, remainder laid to lawn with a feature pond and enclosed with pretty flowers and shrubs borders. Side pedestrian access leads to the enclosed front garden which is laid to lawn with beautiful fruit tree and flowers and shrubs borders.

The property is freehold, connected to mains gas, electricity, water and drainage. The property is heated via a gas central boiler.

### 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

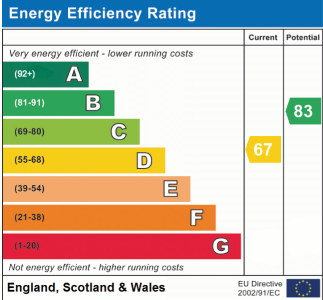
Vale of White Horse District Council.

Tax Band: C



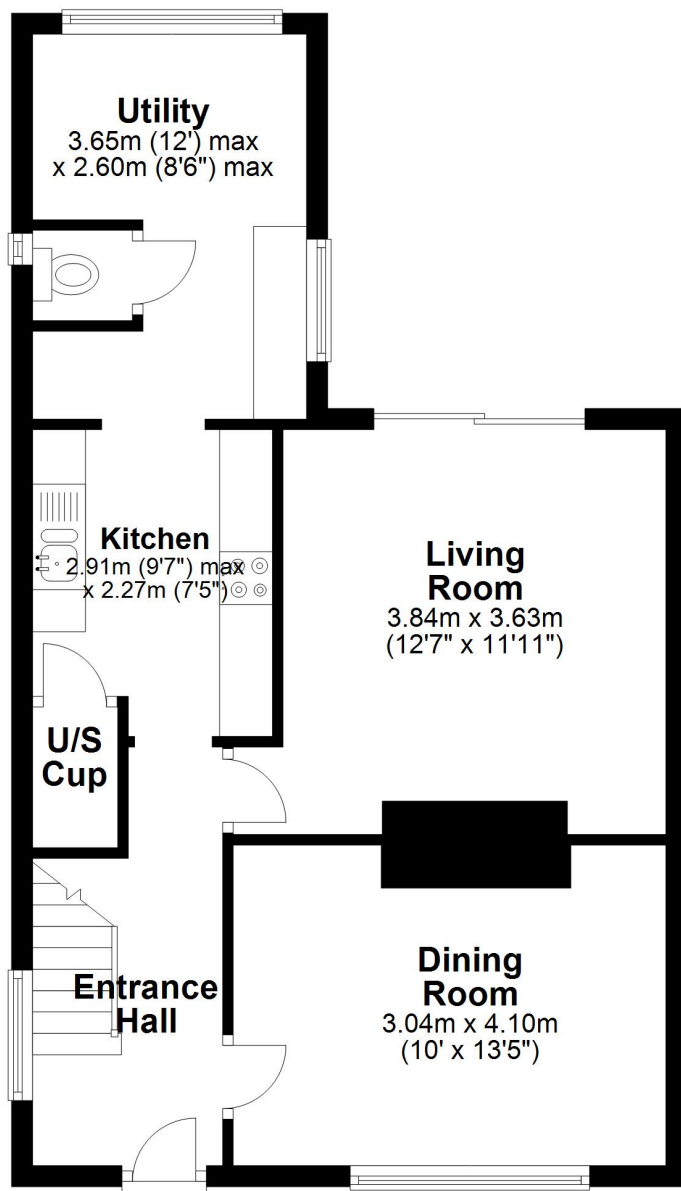
Waymark  
Wantage Office

T: 01235 645645  
E: wantage@waymarkproperty.co.uk



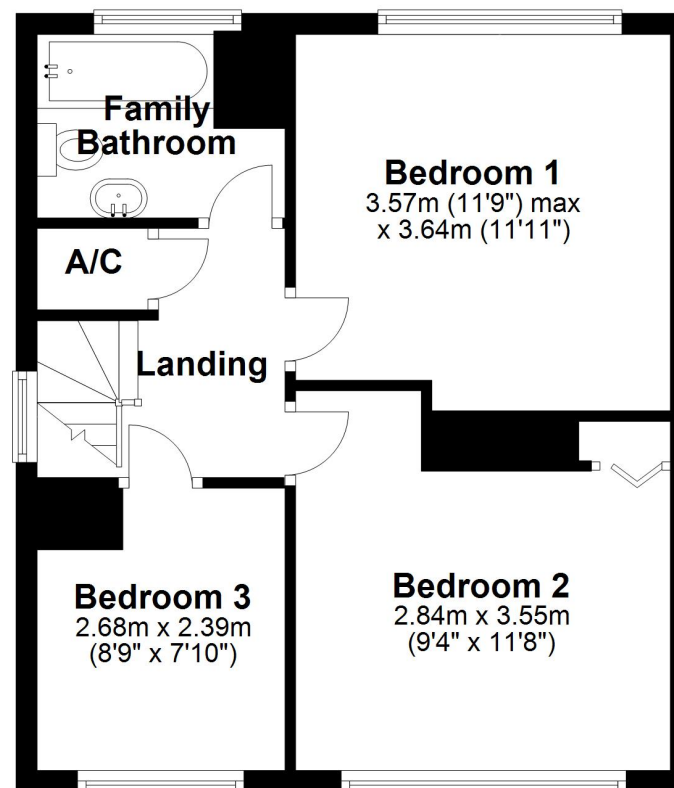
## Ground Floor

Approx. 51.6 sq. metres (555.5 sq. feet)



## First Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



**Total area: approx. 93.9 sq. metres (1011.1 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.



