



19 Coates Close, Wantage OX12 8GH
Oxfordshire, Offers in Excess of £380,000

Waymark

Coates Close, Wantage OX12 8GH

Oxfordshire

Freehold

Beautiful Three Bedroom Detached Family Home | Dual Aspect Living Room & Stunning Kitchen/Dining Room | Generous Bedrooms With Ensuite & Built-In Wardrobes To Master | Good Size Garden For A Property Of Its Type | Summer House & Large Shed | Driveway Parking Directly To The Side of The Home For 2 Cars | Energy Efficient Home With Solar Panels | Small Exclusive Development

Description

A beautifully presented, energy-efficient three bedroom detached family home offering spacious accommodation and a contemporary layout perfect for modern family living. Having been well maintained, the property has also been enhanced by the current owners with the addition of a stylish summer house and a large, versatile shed for extra storage or workshop use.

The entrance hall provides access to a cloakroom, a dual-aspect living room with French doors opening onto the garden, and a beautifully appointed kitchen/dining room featuring built-in appliances, a useful utility cupboard, and additional doors leading out to the garden. Upstairs, a central landing provides access to a useful storage cupboard, two generous double bedrooms both with built-in wardrobe and an ensuite shower room to the master. There is also a well-sized single bedroom and a modern family bathroom.

Externally, the property boasts a good-sized rear garden for a home of its type, featuring a patio area, a large decked space with a water feature beneath, and the remainder laid to lawn with attractive flower sleepers. The garden also benefits from a summer house ideal for use as a home office or leisure space and a large shed offering excellent storage. Located to the side of the property is the driveway for off road parking for 2 cars.

Furthermore, situated on a small and exclusive development of just three roads, this attractive home enjoys a peaceful setting enhanced by charming green spaces that create a welcoming community feel. Furthermore, the property is conveniently located, within easy reach of local shops and well regarded schools. It's just a 20-minute walk into the popular Market Town of Wantage, offering a range of amenities and leisure opportunities. For lovers of the outdoors, scenic countryside walks begin just a stones throw away, making this home ideal for those seeking a balance of town and country living.

Material Information - The property is freehold, connected to mains gas, water,

electricity and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout. There is a management fee of circa £90 per quarter for the maintenance of the development.

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.

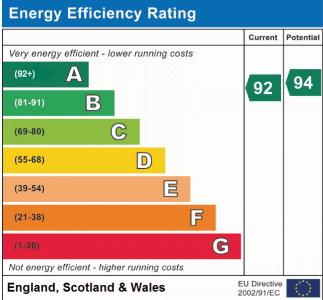
Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: E

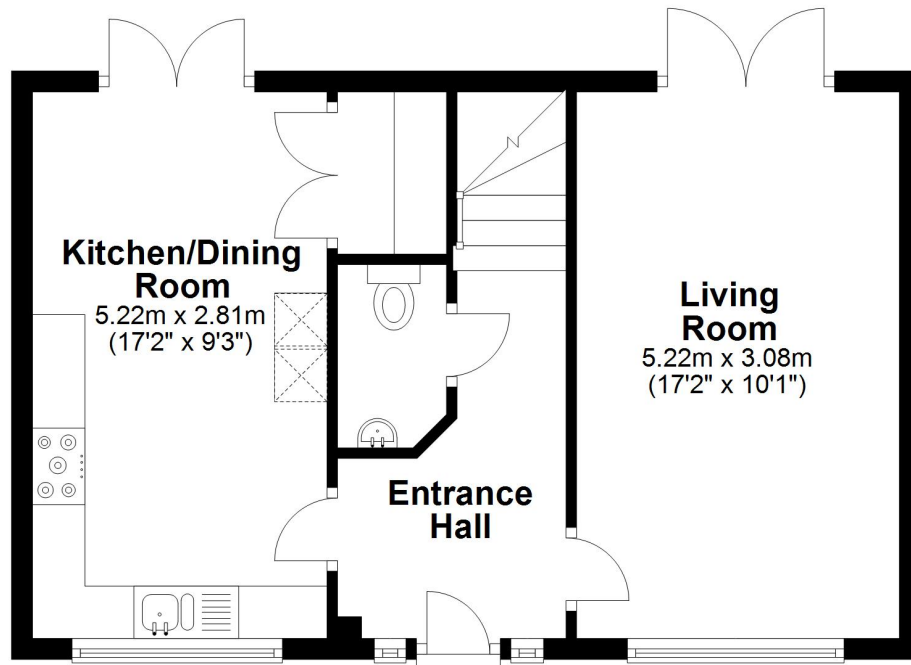


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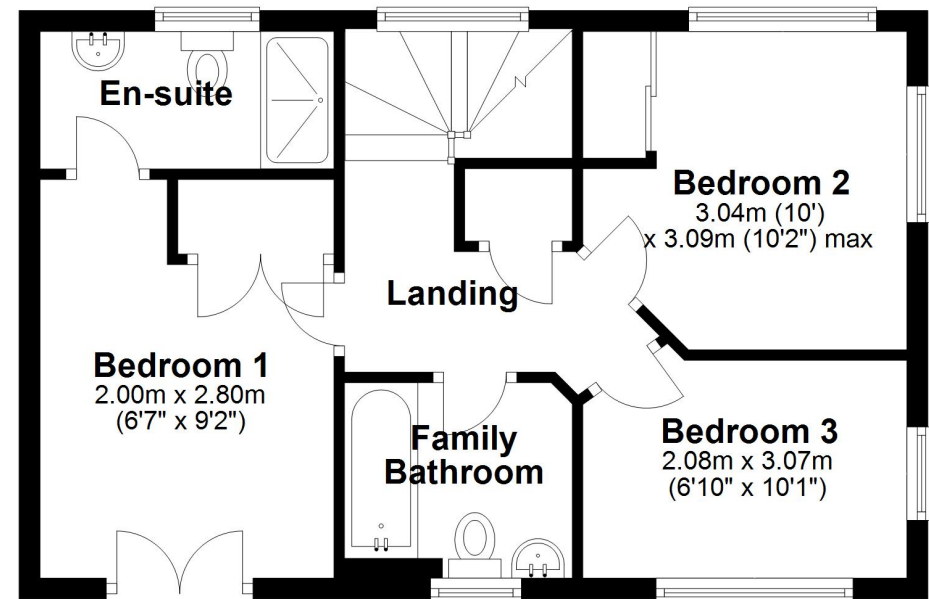
Ground Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



Total area: approx. 86.3 sq. metres (929.3 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.

