



Chain Hill, Wantage OX12 8PB
Oxfordshire, £675,000

Waymark

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Oxfordshire

Adjoining protected open countryside | Potential to extend (STP) | No onward chain | 1/3 acre gardens | Garages | 3 bedrooms | Far reaching views

Description

Hillside is a rarity, offering a purchaser the potential to extend (STP) this detached 3 bedroom property that hasn't been to the market in over 40 years. The property occupies a wonderful position on the edge of the town of Wantage, adjoining open fields in an AONB, yet with the convenience of being within walking distance of the towns facilities.

Approached through a gated driveway, the property comprises on the ground floor; an entrance hall, sitting room with an open fire, dining room, study, kitchen/breakfast room, utility room and a cloakroom. Stairs lead up to the first floor where there are 3 bedrooms and a family bathroom.

The property has been well maintained over the years, but would benefit from a degree of modernisation in places and there is scope to extend both on the ground and first floors, subject to securing the necessary planning consents.

Externally the property enjoys private gardens which surround the property and extend to just over 1/3rd acre. There is a large garage/store accessed from the driveway which does require some attention, but again offers a purchaser potential to improve. The gardens are mature and provide a range of seating areas, lawn and planting and enjoy uninterrupted views to the south over neighbouring fields which are within the North Wessex Area of Outstanding Natural Beauty.

The property is available to purchase with no onward chain and is freehold.

Material Information: The property is freehold and we understand the property is connected to mains electricity, water and has a septic tank. The property is

centrally heated by an oil fired boiler. 'Brochure 1' for further material information to include broadband and mobile signal, flood risk and more.

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 Cambrian 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

Viewings by appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: F



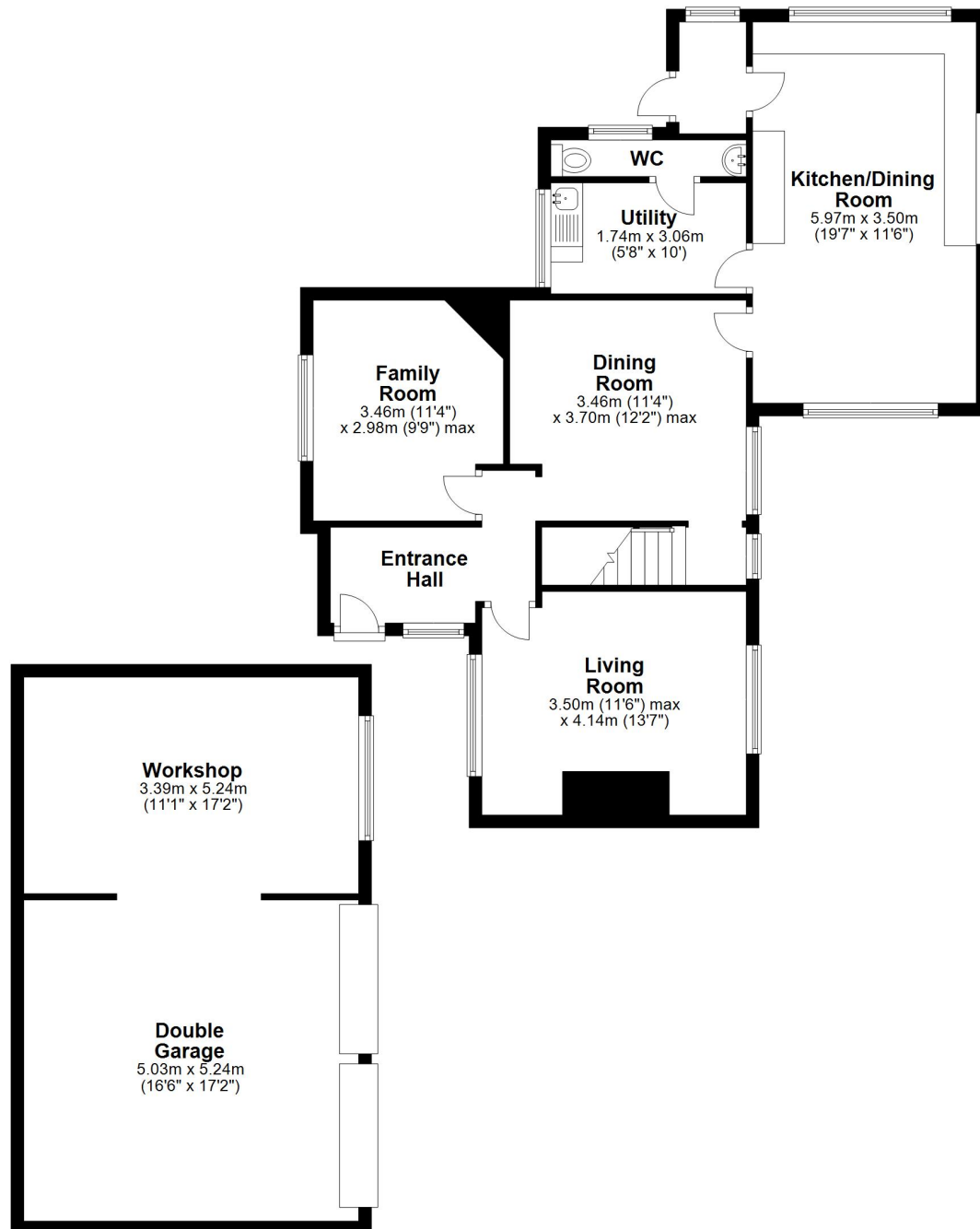
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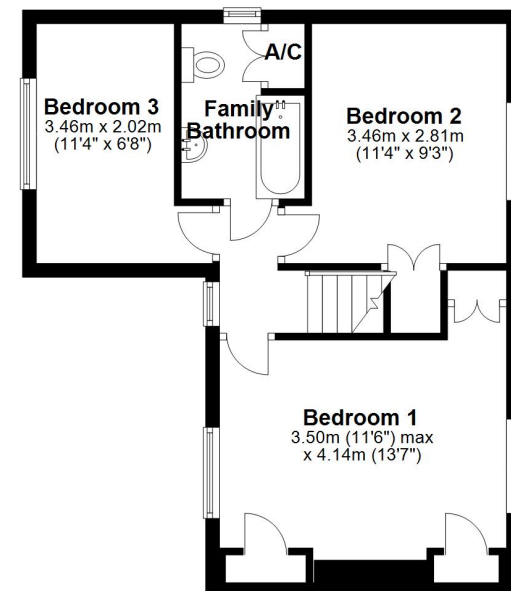
Ground Floor

Approx. 122.6 sq. metres (1319.4 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.9 sq. feet)



Total area: approx. 165.1 sq. metres (1777.3 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.

