



4 Albert Beckhelling Drive, Wantage OX12 8GP
Oxfordshire, Guide Price £545,000

Waymark

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Oxfordshire

Freehold

Impressive Four Bedroom Detached Family Home | Exceptional c. 26' Kitchen/Dining Room, Living Room & Study | Four DOUBLE Bedrooms With Ensuite & Built-In Wardrobes To Master | Enclosed West Facing Rear Garden | Popular Wantage Location, Close To Amenities

Description

Measuring a spacious c.1700 square feet is this impressive four bedroom detached family home situated in the ever popular Market Town of Wantage. This beautiful property offers well balanced accommodation throughout to include an exceptional c.26' kitchen/dining room which runs across the back of the property, two receptions and four spacious double bedrooms.

On entering the property a central hallway gives access to a spacious living room with feature bay window and double doors leading to the impressive c.26' kitchen/dining/family room. The kitchen is fitted with a range of wall and floor mounted units complete with built-in appliances and five ring gas hob. The dining area has ample space for large table and chairs, and 'French' doors that open out onto the rear garden. A study, and WC/utility area with space for washing machine and matching units complete the ground floor accommodation.

To the first floor you will find a superb master suite complete with a feature bay window, built-in wardrobes and modern fitted ensuite. There are three further double bedrooms and a modern fitted family bathroom.

Externally, the west-facing enclosed rear garden includes a patio area which is perfect for outside seating and dining with the remainder of the garden mainly laid to lawn. Tucked at the rear of the garden, behind the garage, is a section of hard standing ideal for a shed. Additionally the property boasts a garage with power and light, and a driveway directly to the side of the home providing

off road parking for two/three cars.

Constructed by Bovis Homes in 2020, the current owners have enjoyed living here from new and there are circa seven years remaining on the NHBC certificate. The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating and uPVC double glazing throughout

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.



Waymark
Wantage Office

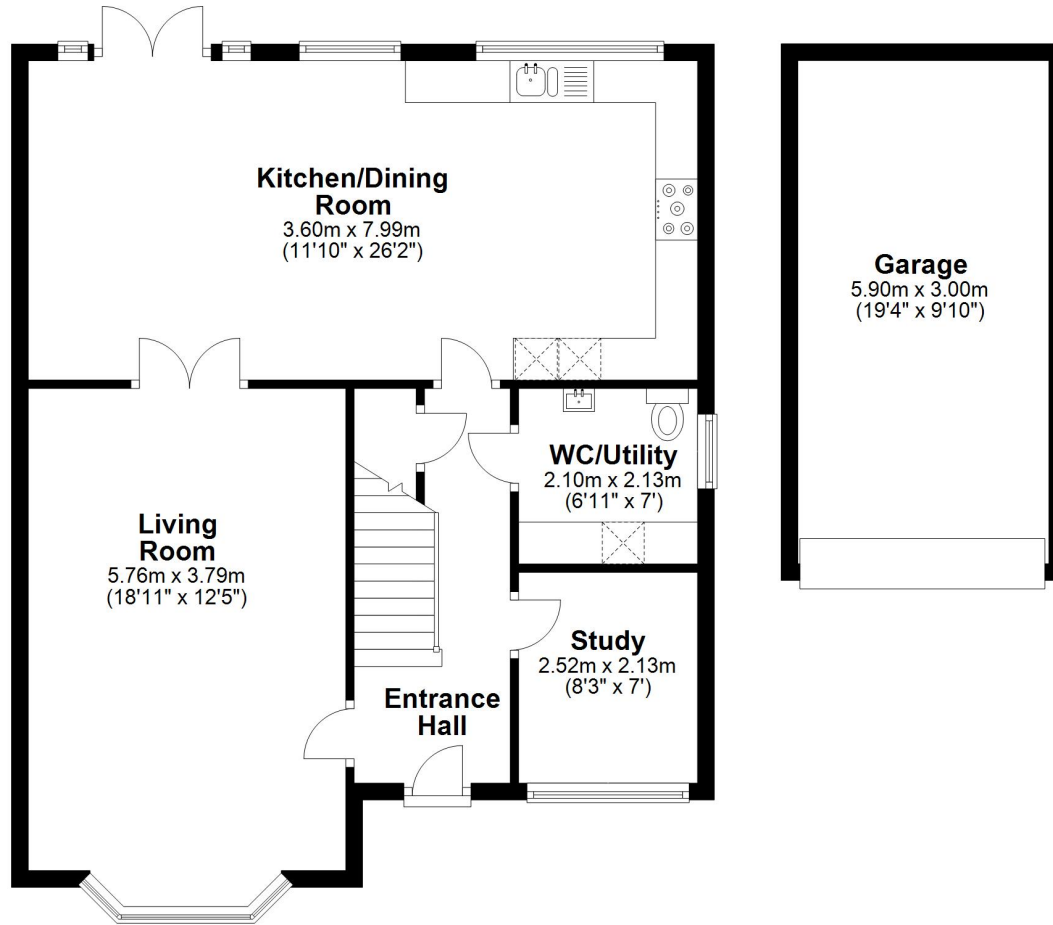
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

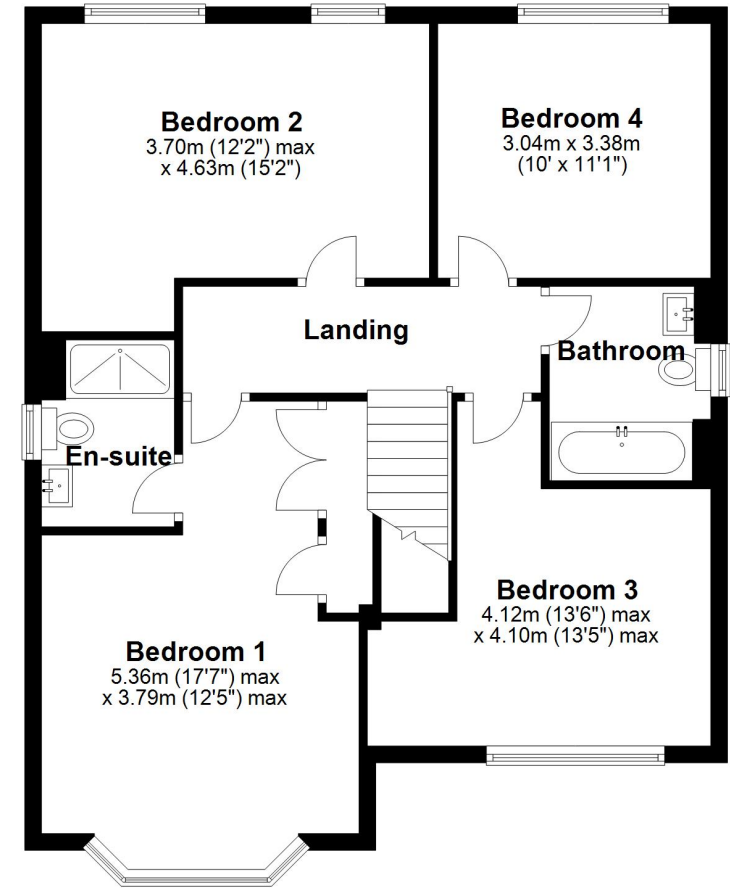
Ground Floor

Approx. 71.5 sq. metres (769.7 sq. feet)



First Floor

Approx. 91.0 sq. metres (979.4 sq. feet)



Total area: approx. 162.5 sq. metres (1749.1 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.

