



6 Chapel Close, Wantage OX12 7DY  
Oxfordshire, £406,500

Waymark



# Chapel Close, Wantage OX12 7DY

## Oxfordshire

### Freehold

**Spacious & Versatile Townhouse | Kitchen/Breakfast Room With Beautiful Bay Window | Living Room With French Doors Onto The Garden | Master Bedroom With Ensuite & Built-In Wardrobes | Built-In Wardrobes To Bedrooms 2 & 3 | Low Maintenance Rear Garden | Garage & Parking | Pleasant Position Overlooking Greenery | Prime Wantage Location, Close To Amenities**

#### Description

Enjoying a pleasant position overlooking open greenery within the ever popular market town of Wantage, this spacious and versatile four-bedroom townhouse offers well balanced accommodation arranged over three floors, complete with garage and parking.

The ground floor features an entrance hall with useful space under the stairs, a cloakroom, and a bright kitchen/breakfast room with a beautiful bay window providing a lovely outlook to the front. To the rear, the living room offers a comfortable and inviting space, with French doors opening out to the garden. The first floor comprises two generously sized double bedrooms both with built-in wardrobes, along with a fourth bedroom, while a shower room serves these rooms. The top floor is dedicated to a superb master bedroom, benefitting from fitted wardrobes and a private ensuite.

Externally, the property boasts an enclosed, low-maintenance rear garden with rear pedestrian access. A garage is located under a nearby coach house with allocated parking in front. Additionally, there is a further area behind the garden gate, owned by the property, which the current owners utilise as an extra parking space.

Furthermore, the property is ideally situated within easy walking distance of the town centre, offering convenient access to local amenities, shops, schools, and transport links, making it perfectly placed for both family life and commuting.

**Material Information** - The property is Freehold, connected to mains water, electricity, drainage and gas. The property is heated via a gas fired boiler and there is 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.

#### Local Authority

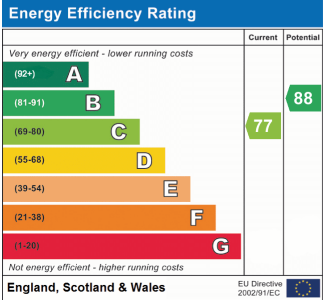
Vale of White Horse District Council.

Tax Band: D



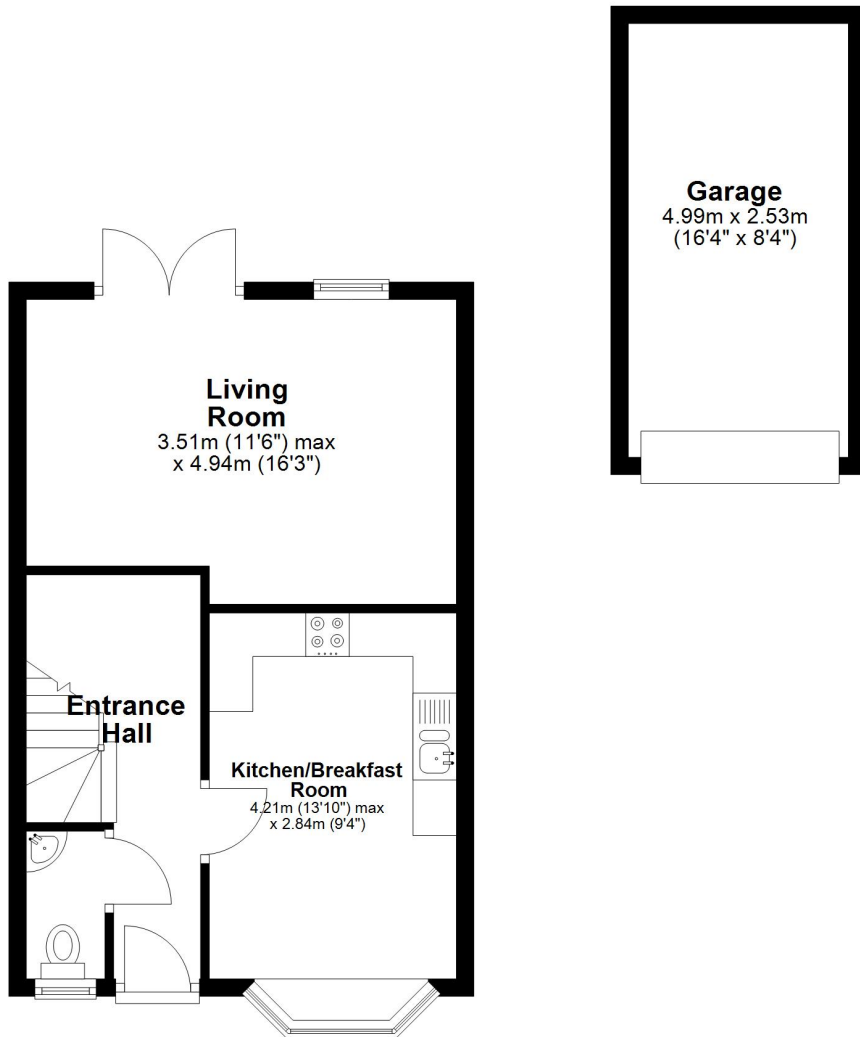
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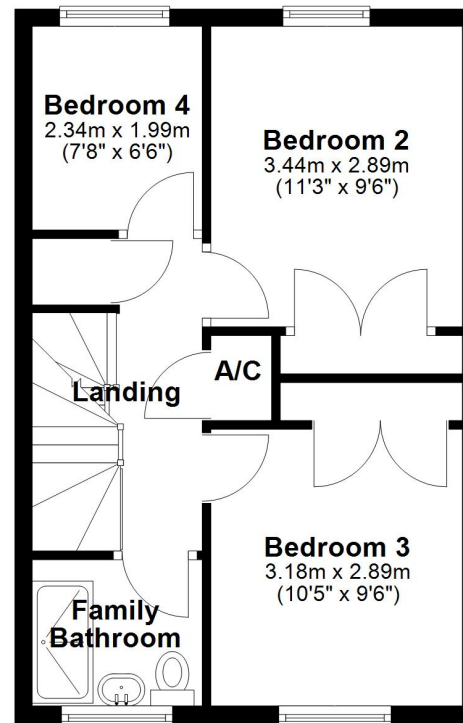
## Ground Floor

Approx. 51.5 sq. metres (554.7 sq. feet)



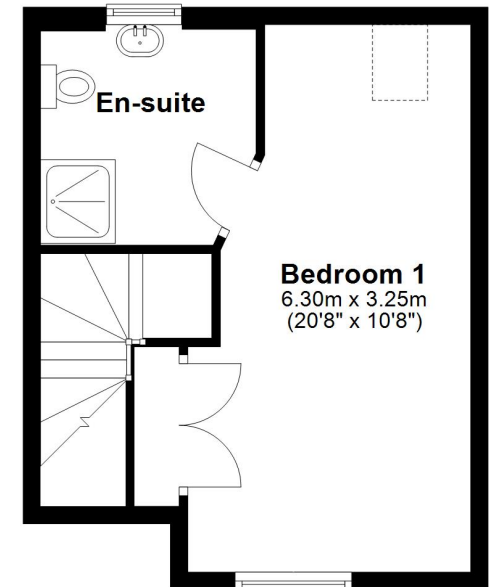
## First Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



## Second Floor

Approx. 29.9 sq. metres (321.5 sq. feet)



**Total area: approx. 120.2 sq. metres (1294.2 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.



