



8 Fox Lane, Wantage OX12 9WP
Oxfordshire, Guide Price £325,000

Waymark

Fox Lane, Wantage OX12 9WP

Oxfordshire

Freehold

Immaculately Presented Home | Two Double Bedrooms With Ensuite To Master | Spacious Living/Dining Room & Modern Fitted Kitchen | Enclosed Easy To Maintain Rear Garden | Garage & Driveway Directly To The Side of The Home | Driveway Parking For 2/3 Cars | Maintained and Improved To A High Standard | Part Converted Garage Currently Used As A Study | Viewing Highly Advised!

Description

Tucked at the end of a quiet cul-de-sac in a pleasant position, is this truly beautiful and immaculately presented two bedroom end of terrace home which should be viewed at the earliest opportunity to avoid disappointment.

The central hall gives access to the cloakroom, large storage cupboard, spacious living/dining room with 'French' doors onto the easy to maintain garden and modern kitchen. The dual aspect kitchen is fitted with a range of wall and floor mounted cabinets complete with built-in dishwasher, oven and gas hob. The first floor consists of landing, modern family bathroom, two double bedrooms with ensuite to the master and large useful over stairs storage cupboard.

Externally, the west-facing landscaped enclosed rear garden benefits from a patio area which is perfect for entertaining with remainder laid to artificial lawn. Tucked at the rear of the garden, behind the garage, is an additional patio area which is ideal for seating and alfresco dining. There is a personal door into the part converted garage which is currently being used as a study. Alternatively, the dry wall can be removed to return the garage back to full length if desired. There is a driveway providing ample off road parking for 2/3 cars.

Constructed in 2016 by Messrs. Matthew Homes, the property has since been improved and maintained to a high standard by the current owners.

Furthermore, the property offers an ideal first time or investment purchase and is situated in a lovely development within the ever popular Market Town of Wantage.

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.

Local Authority

Vale of White Horse District Council.

Tax Band: C



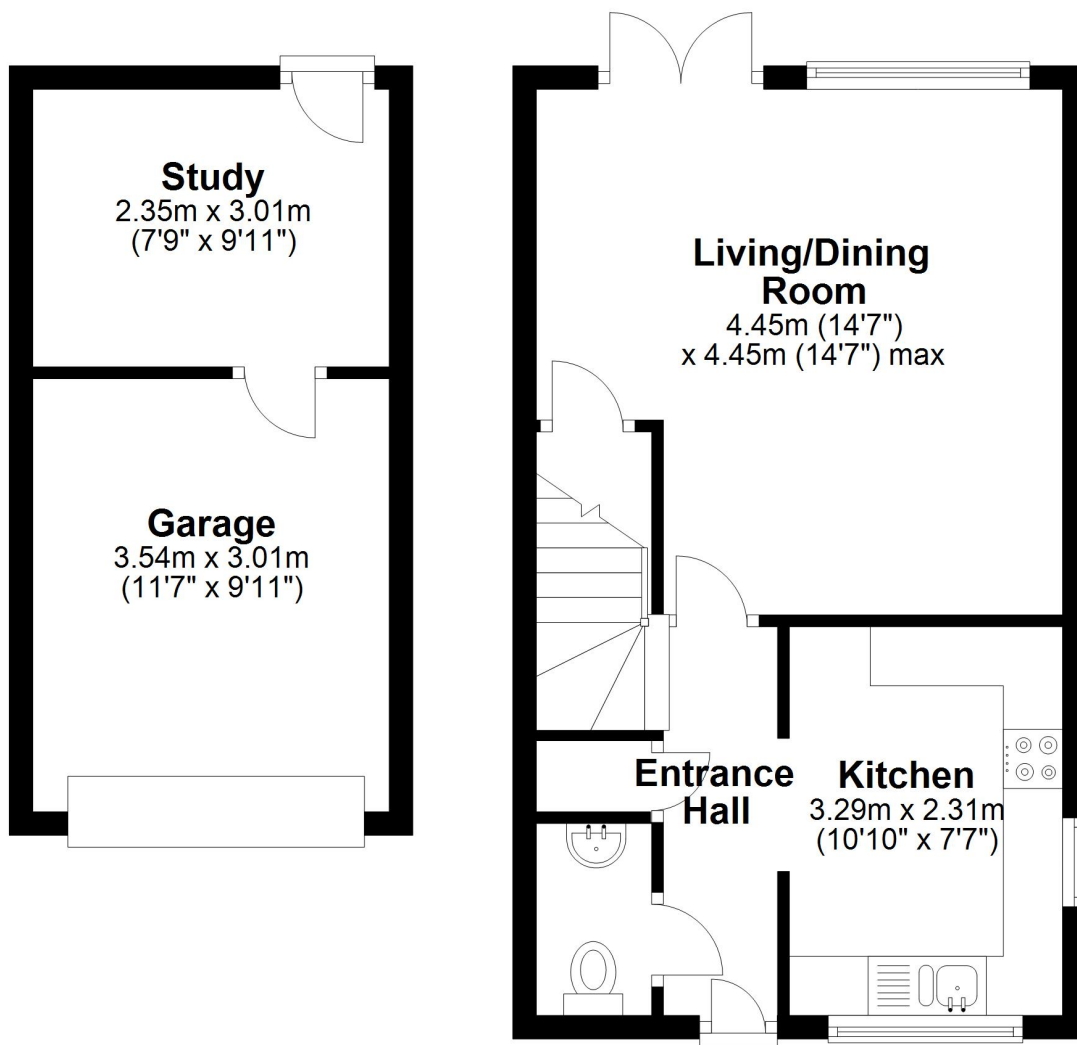
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

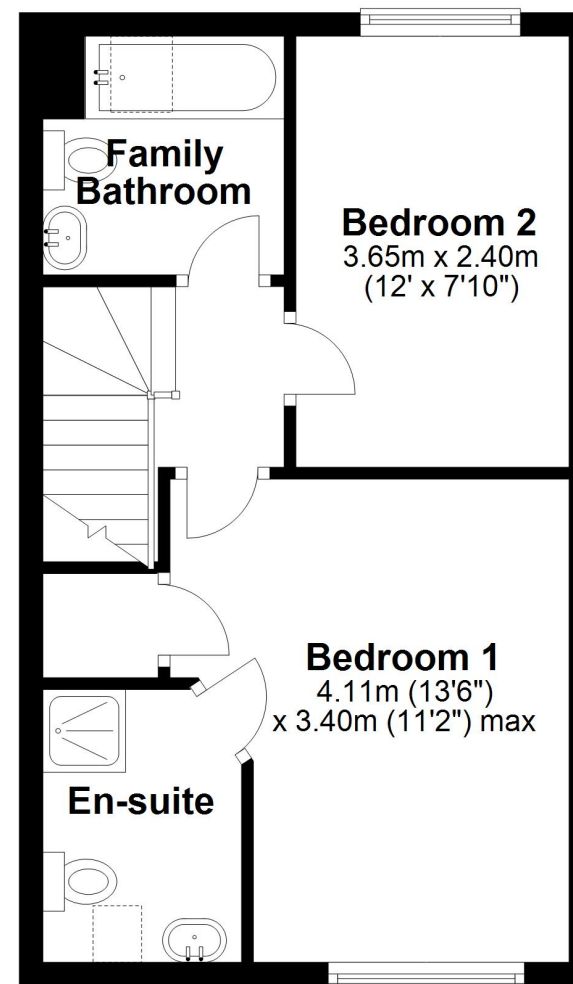
Ground Floor

Approx. 52.9 sq. metres (569.9 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



Total area: approx. 88.2 sq. metres (948.9 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.

