



36 Appletons, Wantage OX12 7GG
Oxfordshire, Guide Price £375,000

Waymark

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Oxfordshire

Freehold

Modern & Immaculate Three Bedroom Semi-Detached Family Home | Stunning Kitchen/Breakfast Room With Integrated Appliances | Bright Living/Dining Room With French Doors Onto The Private Garden | Modern Family Bathroom, Ensuite To Master & Generous Cloakroom | Energy Efficient Home - EPC Rating: A | Good Size & South Facing Rear Garden Which Is Non-Overlooked To The Rear | Popular Kingsgrove Development - Viewing Highly Advised!

Description

Presented in immaculate condition, this modern and energy-efficient three bedroom semi-detached family home which has been maintained to a high standard by the current owners. Set in the desirable Kingsgrove development, the property boasts solar panels and a larger-than-average, south-facing garden that is private and non-overlooked, offering a rare combination of sustainability, style, and space.

Upon entering, you are welcomed by an entrance hall leading into a well-appointed kitchen/breakfast room featuring integrated appliances including a fridge/freezer and washing machine. A generous cloakroom, currently housing the tumble dryer, adds practical convenience. To the rear, the open-plan living/dining room spans the full width of the property and opens directly onto the private rear garden—ideal for entertaining or relaxed family living.

Upstairs, a light-filled landing leads to three well-proportioned bedrooms and a modern family bathroom. The landing also benefits from a large over-stairs storage cupboard, ideal for linen, household items, or additional storage needs. The master bedroom features a stylish en-suite shower room and enjoys far-reaching views, as does the third bedroom—making the most of the property's position. Each room has been thoughtfully laid out to maximise space, light, and comfort for family living.

Externally, the landscaped rear garden is a true highlight—south-facing, generously sized, and not overlooked, whilst screened by mature trees for added privacy. The garden features a patio area, perfect for outdoor dining, a decked terrace to the rear for additional seating, and well-maintained central lawn. The garage and driveway parking are located separately to the right-hand side of the semi-detached properties, providing ample space for vehicles and additional storage.

Material Information - The property is freehold, connected to mains gas, electricity, water and drainage. The property is heated via a gas fired boiler which is annually serviced and there is uPVC double glazing throughout. There is a management fee of £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.

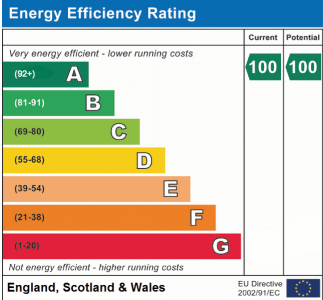
Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: D

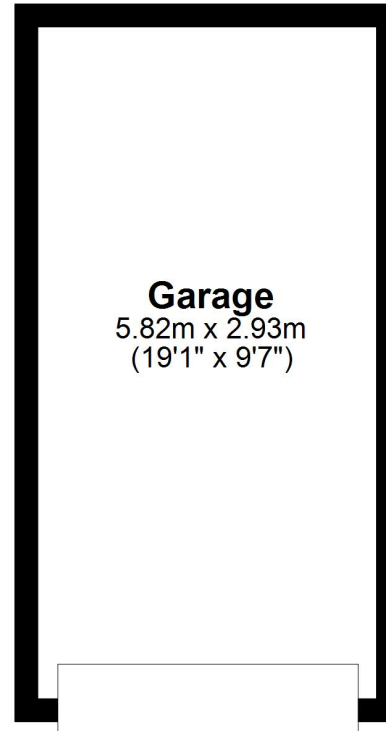
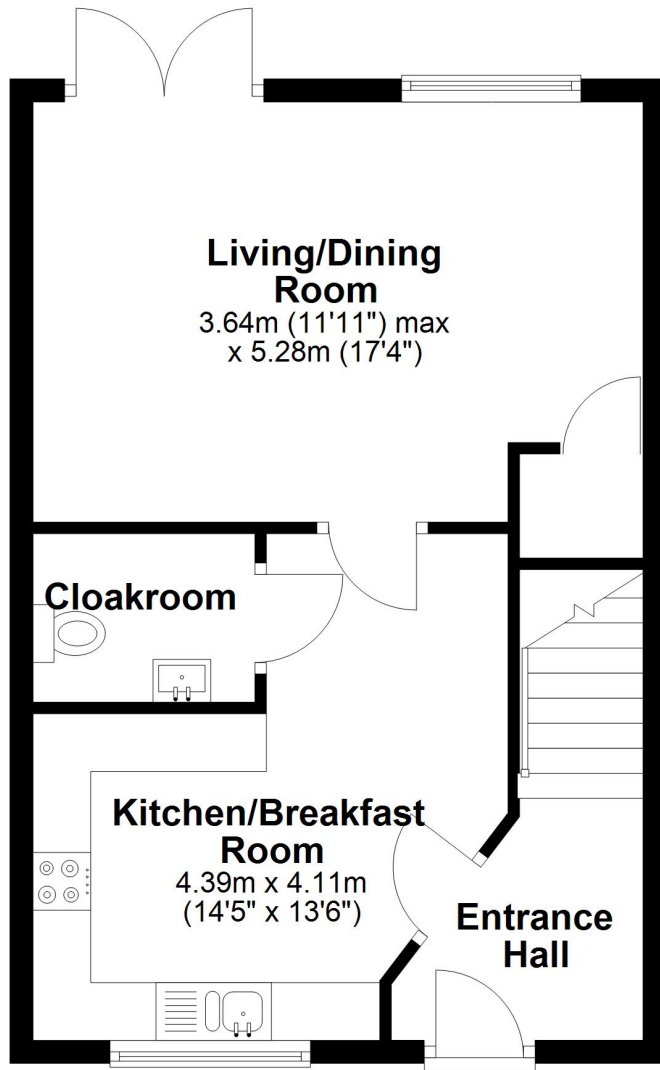


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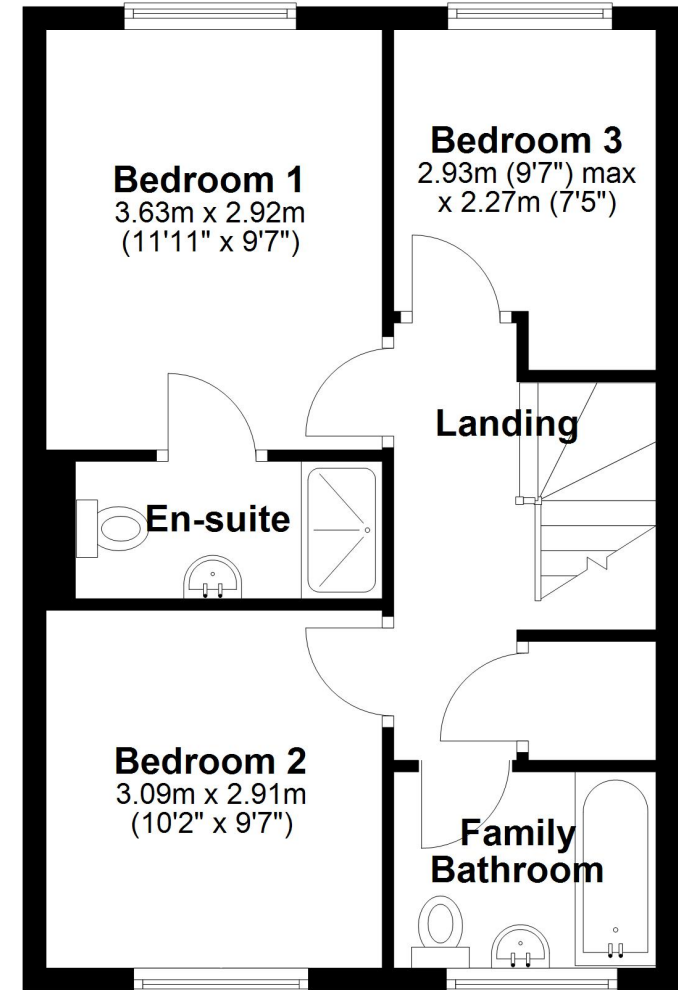
Ground Floor

Approx. 60.0 sq. metres (645.8 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



Total area: approx. 102.9 sq. metres (1107.5 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.

