



63 St Gabriel's, Wantage, Oxfordshire OX12 8FL
Oxfordshire, £520,000

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Oxfordshire

Freehold

Spacious and beautifully presented home | Walking distance of the town centre | West facing landscaped garden | Modern fitted kitchen/dining space | Versatile accommodation | Integral garage | Large principle bedroom with ensuite bathroom

Description

A beautifully presented and deceptively spacious property providing versatile accommodation, with private parking, conveniently located a short walk from the centre of the town.

Accessed across a block paved driveway and path, the front door leads into an impressive hall with high ceilings and gives a feeling of space. To the left is access to the integral garage via a convenient internal door. Further down the hall is a spacious cloakroom and a useful understairs storage area. To the rear of the property is the kitchen/dining space which provides an impressive range of wall and floor mounted units under a quartz worktop. Appliances include Bosch and Neff ovens, Bosch induction hob, an integral dishwasher, washing machine and a fridge freezer. Double doors open out to a conservatory which has integral blinds and under floor heating and in turn opens out to the rear garden beyond.

Stairs from the hall lead up to the first floor where there is a generous sized sitting room with double doors and a Juliet Balcony over looking the rear garden. To the front of the first floor is the principal bedroom which has fitted wardrobes and a luxurious ensuite bathroom with a separate bath and walk-in shower.

Stairs from the landing lead on up to the second floor where there is a second generous sized double bedroom with fitted wardrobes, a third double bedroom and a fourth bedroom which is currently being used as a study. A generous sized family bathroom, again with a separate shower and bath completes the second floor.

Externally, to the front is a block paved driveway providing parking to the front of the property and gives access to the intergral garage. The garage benefits from power and light. The rear garden has been professionally landscaped and provides a pleasant mix of paved seating areas, planting, mature trees and shrubs and a useful timber shed. There is a gate at the far end of the garden for ease of access.

The property is freehold and is connected to mains water, electricity, gas and sewerage. The property is heated centrally via a gas fired boiler.

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

Viewings by appointment only please.

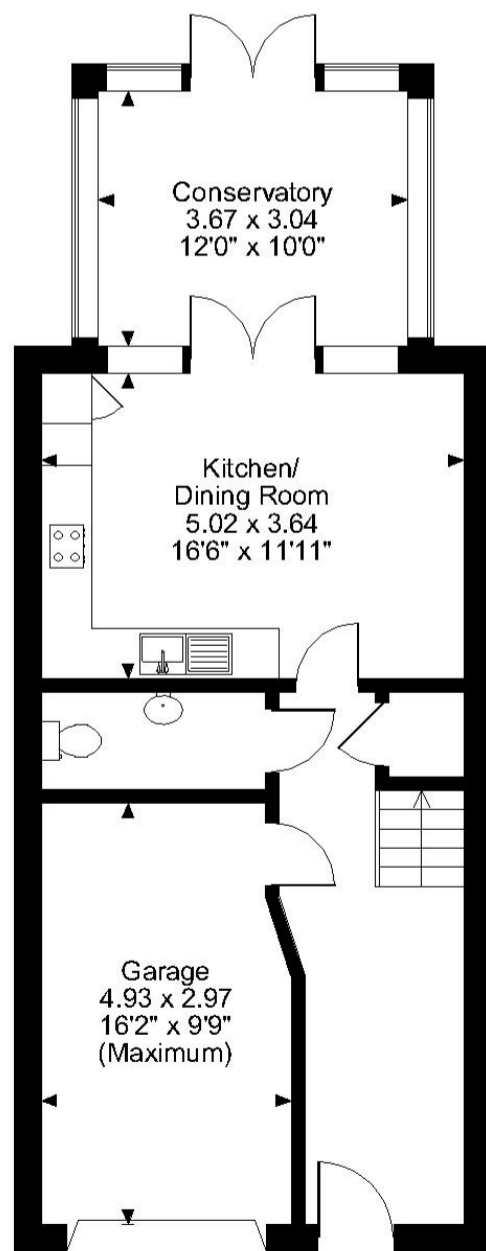
Local Authority

Vale of White Horse District Council.

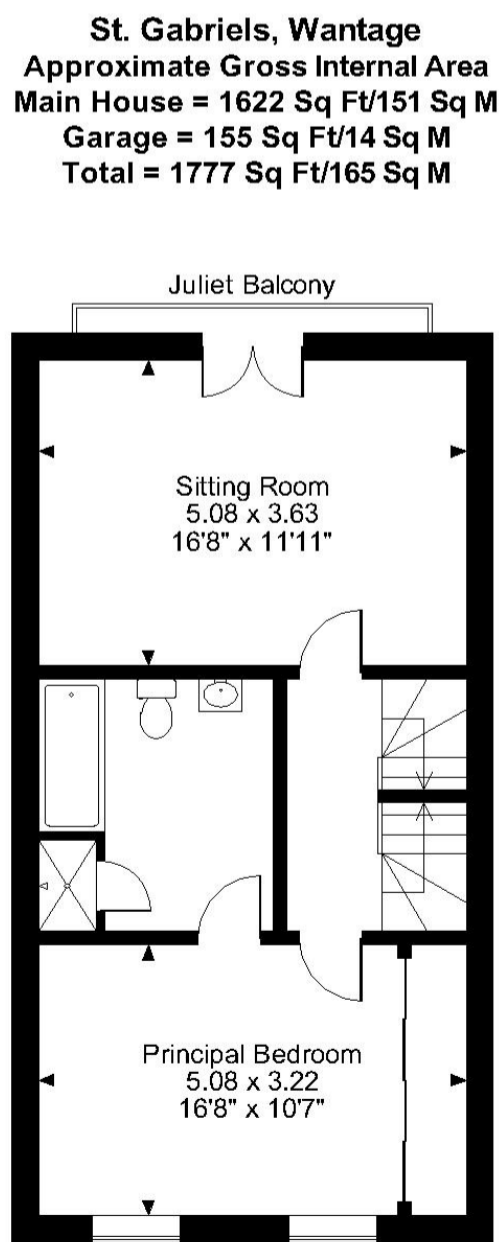
Tax Band: E



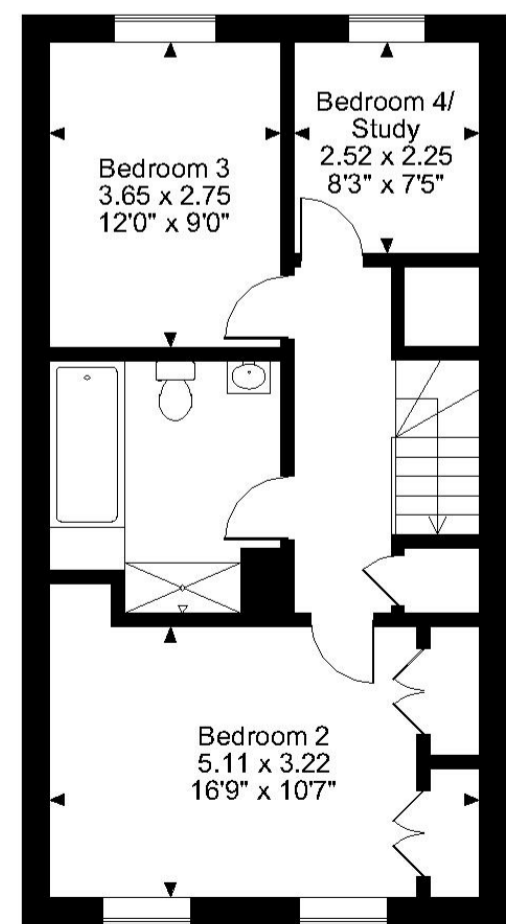
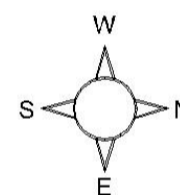
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Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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