



36 Larkhill, Wantage OX12 8HA
Oxfordshire, Guide Price £490,000

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Oxfordshire

Freehold

Impressive & Extended Four/Five Bedroom Semi-Detached Family Home | Versatile & Adaptable Accommodation | Spacious Kitchen/Dining/Family Room With Double Doors Through To Living Room | Additional Reception Room/Bedroom 5 Complete With Modern Shower Room | Generous Bedrooms With Two Family Bathrooms | Enclosed Rear Garden With Summerhouse | Prestigious Larkhill Location | Internal Viewing Advised To Avoid Disappointment

Description

A fantastic opportunity to purchase this impressive and extended four/five bedroom semi-detached family home situated in the prestigious road; Larkhill, within the ever popular Market Town of Wantage. Offering versatile and adaptable accommodation throughout, the property should be viewed internally to fully appreciate all there is on offer.

On entering the property, the spacious central entrance hall gives access to the living room benefiting from a pleasant easterly facing outlook onto the front garden, separate bedroom/reception room which lends itself to a multitude of purposes complete with a modern fitted shower room. Located at the rear of the property is the extended kitchen/dining/family room which is the hub of the home. Measuring an impressive 22' x 20' ft, it creates a fantastic entertaining space. The kitchen is complete with a range of wall and floor mounted cabinets and wooden worktops in keeping with the solid wood flooring which flows through the ground floor accommodation. The dining/family area has ample space for a large table and chairs whilst occupying space for sofas for additional living. The useful utility room completes the ground floor accommodation. The first floor consists of a landing, family bathroom, an additional modern family shower room and four bedrooms of which three are generous double bedrooms and a single bedroom currently being used as a study.

Externally, the west-facing rear garden includes a patio area which is perfect for outside seating and dining, a central lawn area bordered by mature flowerers, trees and shrubs adding to the privacy, along with an additional covered patio area to the rear enjoyed in the evenings for alfresco dining. There is a hard standing which currently houses a useful summer house complete with a bar area with sink, electric, heating and a toilet. Additionally the property boasts a double width driveway providing off road parking for two/three cars.

Furthermore, the property is pleasantly positioned with views over open countryside and is located on a popular cycling/dog walking route up to the Ridgeway.

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: D

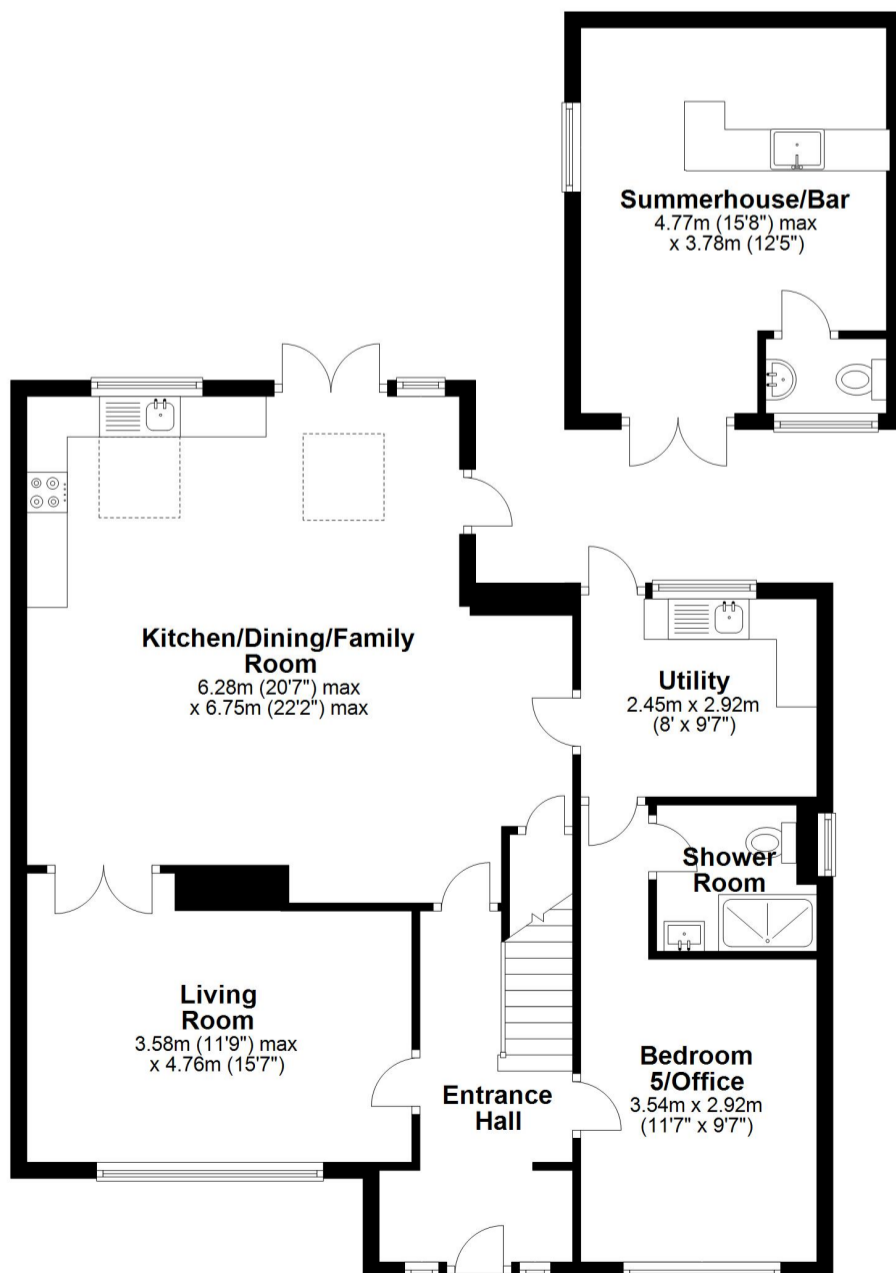


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	85
EU Directive 2002/91/EC			
England, Scotland & Wales			

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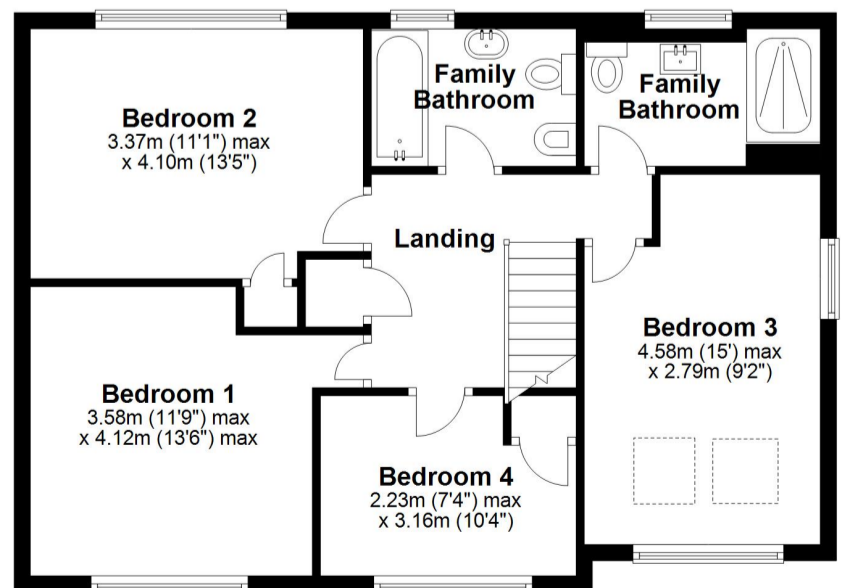
Ground Floor

Approx. 105.9 sq. metres (1139.9 sq. feet)



First Floor

Approx. 65.0 sq. metres (699.5 sq. feet)



Total area: approx. 170.9 sq. metres (1839.3 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.