



15 Woodfield, Wantage OX12 9AL  
Oxfordshire, £540,000

Waymark



# Woodfield, Wantage OX12 9AL

Oxfordshire

Freehold

**Luxurious Four Bedroom Detached Family Home | Stunning Kitchen/Dining Room, Triple Aspect Living Room With Log Burner & Study Boasting A Beautiful Outlook | Generous Bedrooms With Ensuite To Master | South-Facing Landscaped Rear Garden | Exclusive Road Within The Popular Market Town of Wantage | Exceptionally Well Maintained - Viewing Highly Advised! | No Onward Chain**

## Description

Offered for sale with no onward chain, is this simply stunning and truly immaculate four bedroom detached family home located within an exclusive road overlooking greenery within the ever popular Market Town of Wantage. Built to a high standard by Messrs Thomas Homes, the property has since been maintained to an exceptionally high standard by the current owners and should be viewed internally to fully appreciate.

On entering the property, the central entrance hall gives access to the cloakroom, useful study currently being used as a family room boasting a pleasant outlook, beautiful triple aspect living room complete with a feature bay window now home to a log burner and 'French' doors onto the garden, and the stunning kitchen/dining room. The kitchen is complete with a range of wall and floor mounted cabinets with under unit lighting, built-in appliances to include: oven with induction hob, dishwasher, washing machine and fridge/freezer, whilst the dining area provides ample space for a large dining table and chairs with further 'French' doors onto the lovely garden. The first floor consists of a spacious landing with useful storage cupboard, modern family bathroom and four generous bedrooms with ensuite to master bedroom.

Externally, the south-facing beautifully landscaped and well-tended rear garden includes a large patio area which is perfect for outside seating and dining, a manicured lawn enclosed by mature hedging with flower and shrub borders along with hard standing with a shed. There is side pedestrian access which leads to the driveway parking and garage which has been part converted into an office which is great addition to the home.

Furthermore, the property is conveniently located close to local amenities, with a short walk into the town and close to local bus routes.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating and uPVC double glazing throughout. The current owners have enjoyed living here from new in 2020 which leaves circa 6 years remaining on the

NHBC. There is an annual estate management fee to pay - please refer to the agent for more details.

## 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: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		93
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



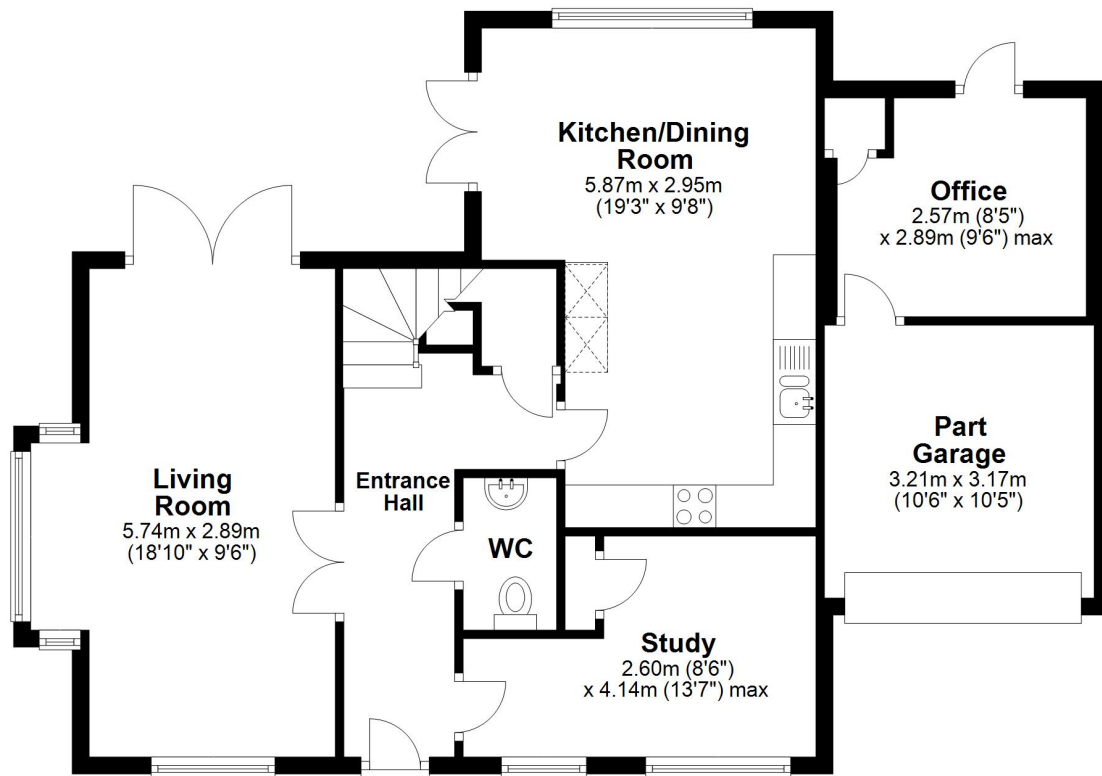
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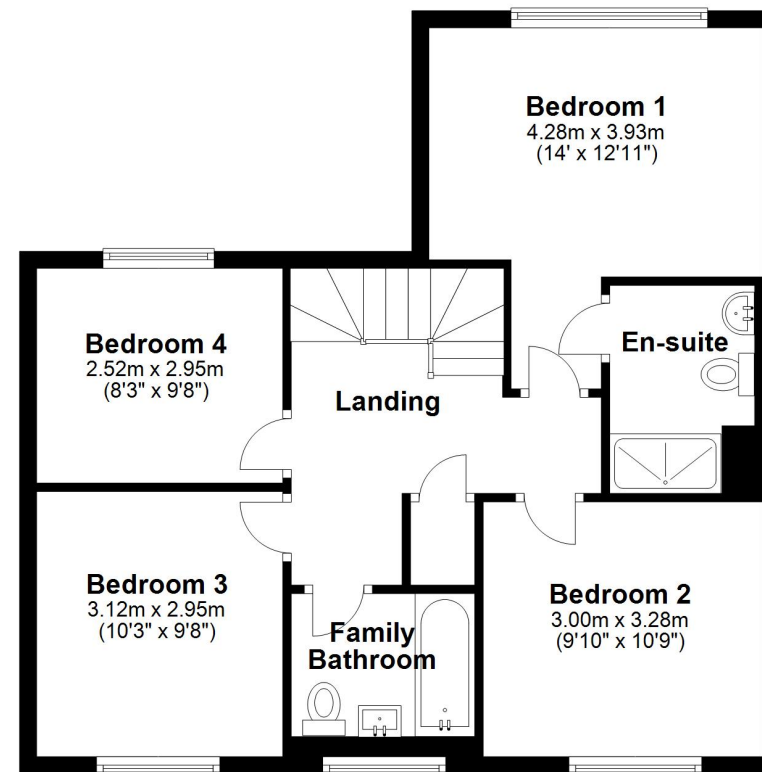
### Ground Floor

Approx. 80.4 sq. metres (865.8 sq. feet)



### First Floor

Approx. 60.1 sq. metres (646.9 sq. feet)



Total area: approx. 140.5 sq. metres (1512.7 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.



