



12 Old Canal View, Wantage OX12 9GL  
Oxfordshire, £590,000

Waymark



# Old Canal View, Wantage OX12 9GL

## Oxfordshire

## Freehold

Stunning Four Bedroom Detached Family Home | Two Reception Rooms & Impressive Kitchen/Dining Room | Utility Room, Cloakroom & Four Piece Family Bathroom | Generous Bedrooms With Ensuite & Built-In Wardrobes To Master | Envious Location Boasting A Pleasant Outlook | Enclosed Landscaped Rear Garden | Garage & Driveway Directly To The Side of The Home | Viewing Highly Advised!!

### Description

A beautiful and well proportioned four-bedroom detached family home situated in the ever popular Market Town of Wantage. Set in a peaceful location boasting a pleasant outlook, this stunning four-bedroom detached house offers a perfect blend of space, style, and functionality.

Inside, you'll find a good size entrance hall giving access to two versatile reception rooms, providing ample space for both relaxed living and entertaining. At the heart of the home lies a stunning kitchen/dining room, beautifully designed for contemporary family life, complemented by a separate utility room and a practical downstairs cloakroom. Upstairs, the accommodation continues to impress. Greeted by a spacious gallery landing with a useful airing cupboard the light and airy space gives access to the bedrooms. The superb master bedroom features a pleasant outlook, built-in wardrobes and a stylish ensuite shower room. Two further spacious double bedrooms and a generous fourth bedroom offer flexible living or working-from-home options, all served by a sleek and modern four-piece family bathroom.

To the rear, the sunny aspect garden is of a good size for a property of its type and has been cleverly landscaped to offer spaces for all the family. A barked area to one side which is currently used for a trampoline, remainder laid to lawn with a large decking area to the rear perfect for outside dining. Whether you're entertaining guests or unwinding after a long day, the included hot tub adds a touch of luxury to your outdoor space. Additionally, the property boasts a generous and pretty frontage interspersed with mature trees along with a garage and private driveway parking conveniently located to the side of the home.

The property is conveniently positioned within easy walking distance into the town, bus routes and schooling as well as being in the catchment area for St John's Academy.

Furthermore, the owners have enjoyed living here from new in 2016 and have since well maintained the property throughout. All in all, this wonderful home offers flexible and spacious accommodation whilst situated in an enviable setting and should be viewed at the earliest opportunity to avoid disappointment.

Material Information: The property is freehold, connected to mains gas, electricity, water and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout. There is a management fee of £434.32 for the maintenance of the development which is paid annually. Please open 'Brochure 1' for further material information.

### 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 as well as being in the catchment area for Stockham Primary School which has an 'Outstanding' Ofsted report. 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



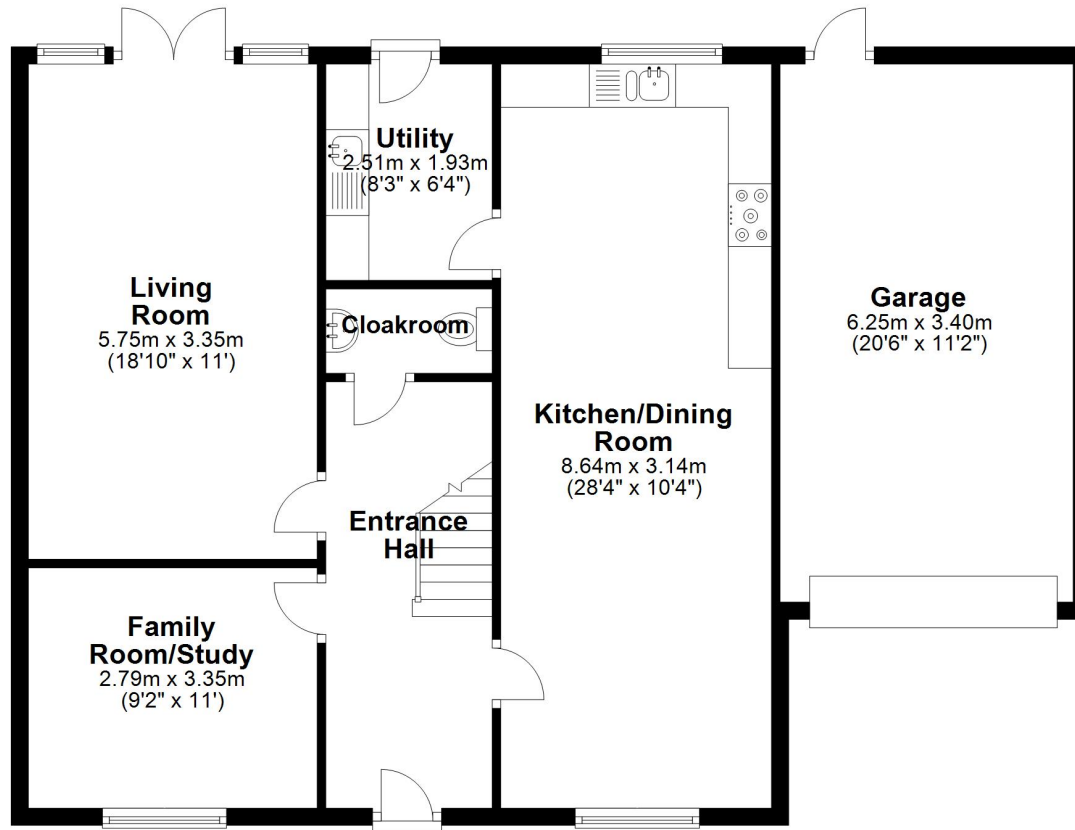
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

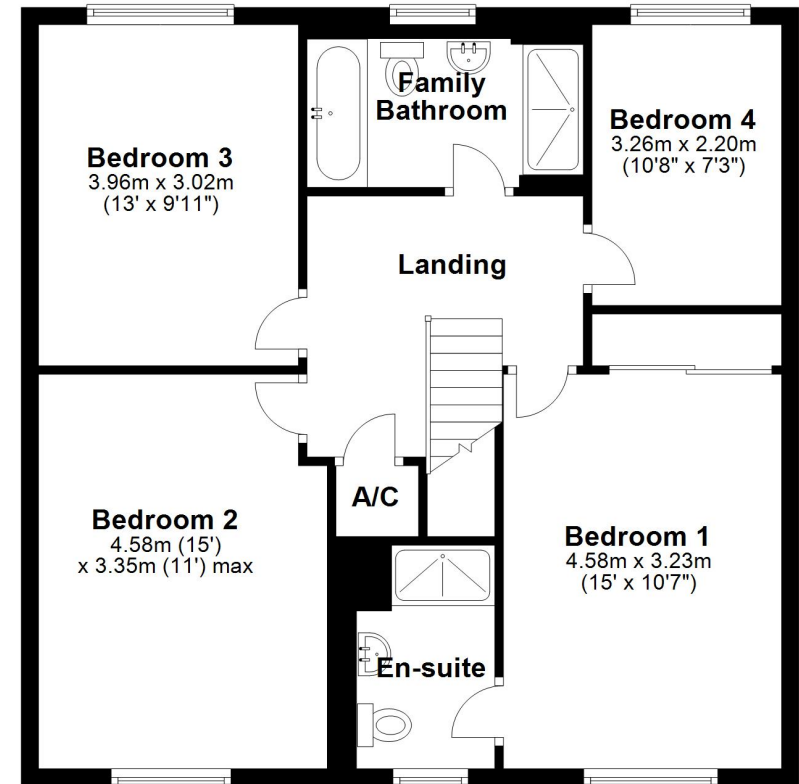
## Ground Floor

Approx. 96.3 sq. metres (1037.0 sq. feet)



## First Floor

Approx. 74.6 sq. metres (802.8 sq. feet)



**Total area: approx. 170.9 sq. metres (1839.8 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.



