

5 St Katherine's, Wantage, Oxfordshire OX12 8GA  
Oxfordshire, £400,000

# St Katherine's, Wantage OX12 8GA

Oxfordshire

Freehold

**Spacious & Extended Three Bedroom Townhouse | Impressive c.27' Living/Dining/Family Room | Superb Master Suite With Dressing Area & Ensuite | Enclosed Well Tended Rear Garden With Large Shed | Two Allocated Parking Spaces To The Front | Convenient Location Within Walking Distance To Local Amenities | Viewing Highly Advised!**

## Description

A spacious and extended three bedroom semi-detached townhouse situated in a pleasant no through road position within the ever popular Market Town of Wantage, close to amenities.

Offering spacious accommodation the property briefly comprises of entrance hall, cloakroom, modern kitchen and superb, extended dual aspect living/dining room with 'French' doors onto the garden. The first floor consists of a large modern family bathroom and two double bedrooms with built-in wardrobes to bedroom 2. The top floor boasts a landing/dressing area which is complete with built-in wardrobes and is currently being used as a study, a spacious master bedroom with a built-in wardrobe and ensuite.

Externally, the enclosed rear garden includes a patio area which is perfect for outside dining, remainder laid to lawn bordered by flowers and shrubs. There is a large shed to the rear ideal for storage. To the front of the home is two allocated parking spaces.

Furthermore, the property is conveniently positioned just a short walk to into the town providing ample local amenities, bus routes and close to schooling.

The property is freehold, connected to mains gas, electric, water and drainage. The property is heated via a gas fired boiler and there is uPVC

double glazing throughout. There is an annual management fee payable of circa £250.

## 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



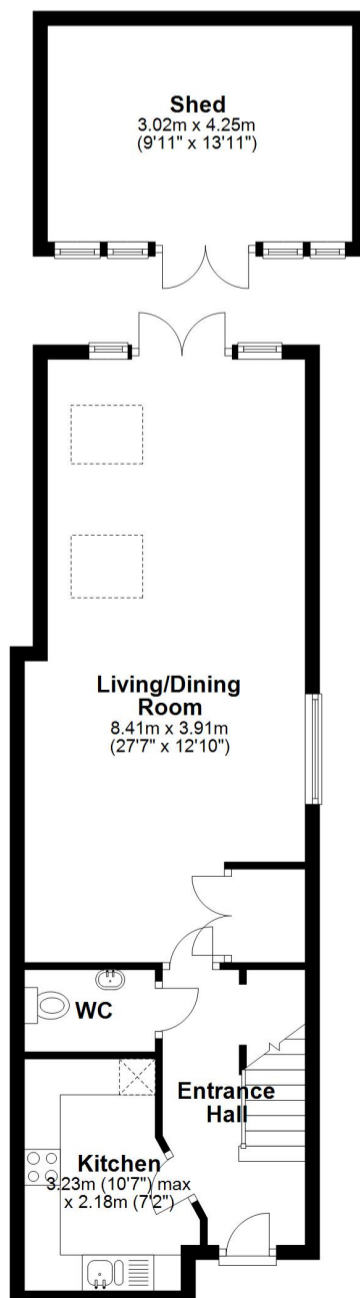
**Waymark**  
**Wantage Office**

T: 01235 645645

E: wantage@waymarkproperty.co.uk

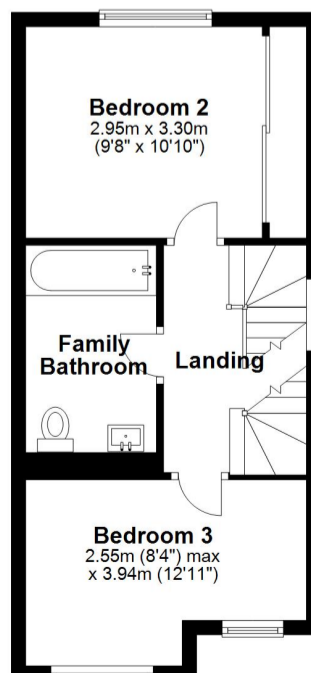
## Ground Floor

Approx. 61.2 sq. metres (658.7 sq. feet)



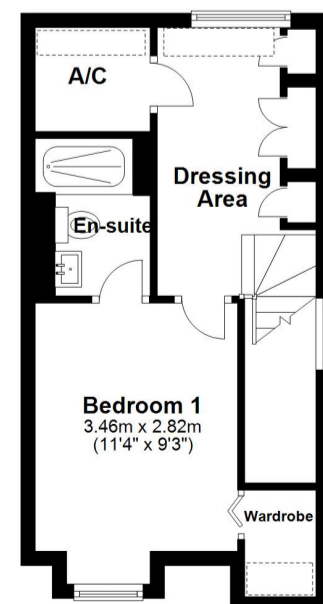
## First Floor

Approx. 33.3 sq. metres (358.9 sq. feet)



## Second Floor

Approx. 29.7 sq. metres (320.0 sq. feet)



Total area: approx. 124.3 sq. metres (1337.6 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.