



41 Adkin Way, Wantage, Oxfordshire OX12 9HN  
Oxfordshire, Guide Price £550,000

Waymark

# Adkin Way, Wantage OX12 9HN

Oxfordshire

Freehold

**Stunning Four Bedroom Detached Family Home | Impressive 30' Kitchen/Dining/Family Room & Spacious Living Room | Ground Floor Cloakroom & Beautiful Four Piece Family Bathroom | Generous Bedrooms With Built-In Wardrobes To The Master & Second Bedroom | Enclosed South Facing Rear Garden | Set Off The Road In A Private Position | Garage & Driveway Parking For 2 Cars | Viewing Highly Advised!**

## Description

A beautiful and much improved four bedroom detached family home, set off the road in a private position, within the ever popular Market Town of Wantage. Benefitting from an impressive kitchen/dining room, re-fitted bathroom, generous bedrooms, good size garden, garage and driveway, this spacious property must be viewed internally to fully appreciate all there is to offer.

The light and airy accommodation briefly comprises on the ground floor of: entrance hall, under stairs cloakroom, generous living room and exceptional kitchen/dining/family room which runs across the whole length of the property measuring an impressive 30'. The kitchen/dining room is complete with ample wall and floor mounted cabinets with built-in dishwasher, large breakfast bar with Belfast sink and stunning 'Quartz' worktops. Completing the look is the beautiful 'Kamdean' herringbone flooring and dual aspect 'French' doors onto the garden. To the first floor you will find a landing, stunning re-fitted four piece family bathroom, three generous double bedrooms and a good size fourth bedroom. Useful large built-in wardrobes can be found to bedrooms 1 and 2.

Externally the sunny aspect, south facing rear garden includes a large patio area with electric awning, perfect for outside dining and entertaining, remainder laid to lawn bordered by mature trees, flowers and shrubs which adds to the overall privacy. The frontage consists of a double width driveway providing off road parking for two cars which leads to the garage and a spacious lawn area which could be further parking, should you desire. Beyond the shared access is a further garden area which is laid to lawn with mature trees and flowers.

Furthermore, the property is conveniently located in a quiet position within a

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: E



**Waymark**  
**Wantage Office**

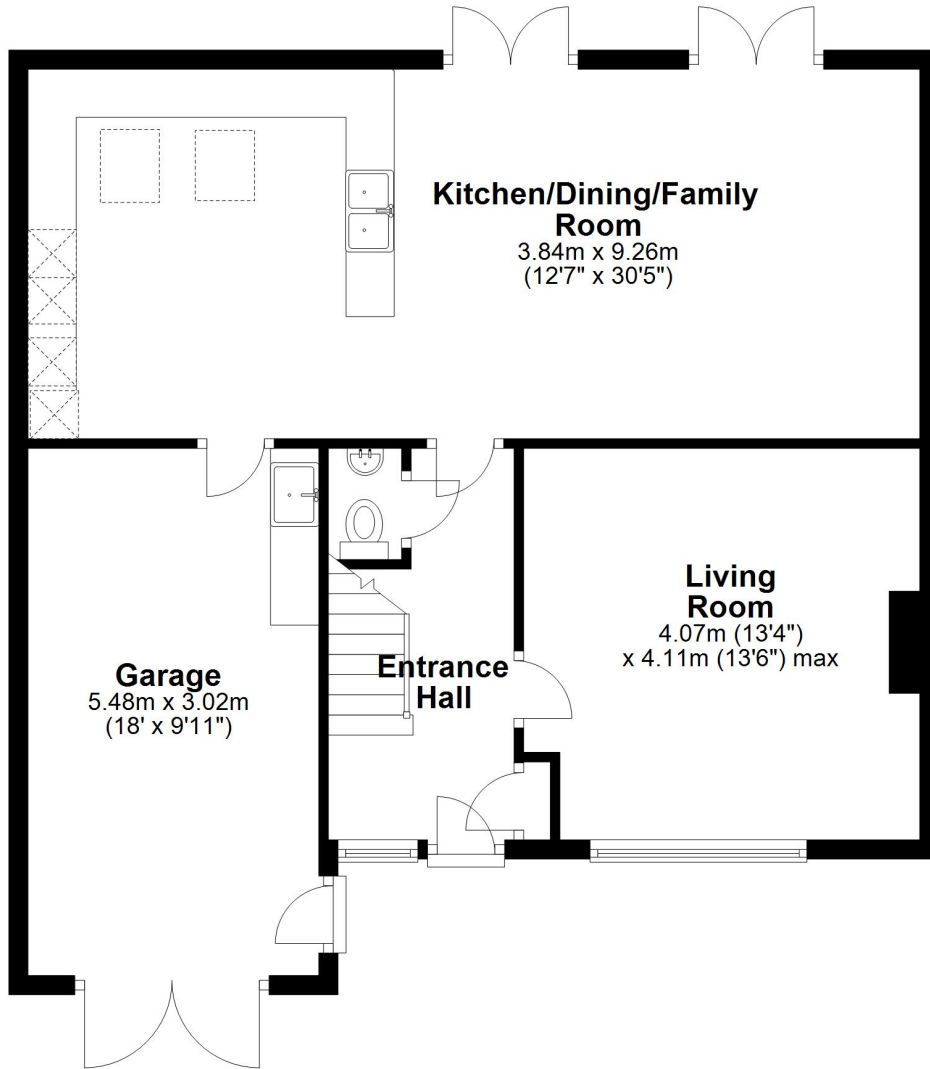
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		56	81
		EU Directive 2002/91/EC	

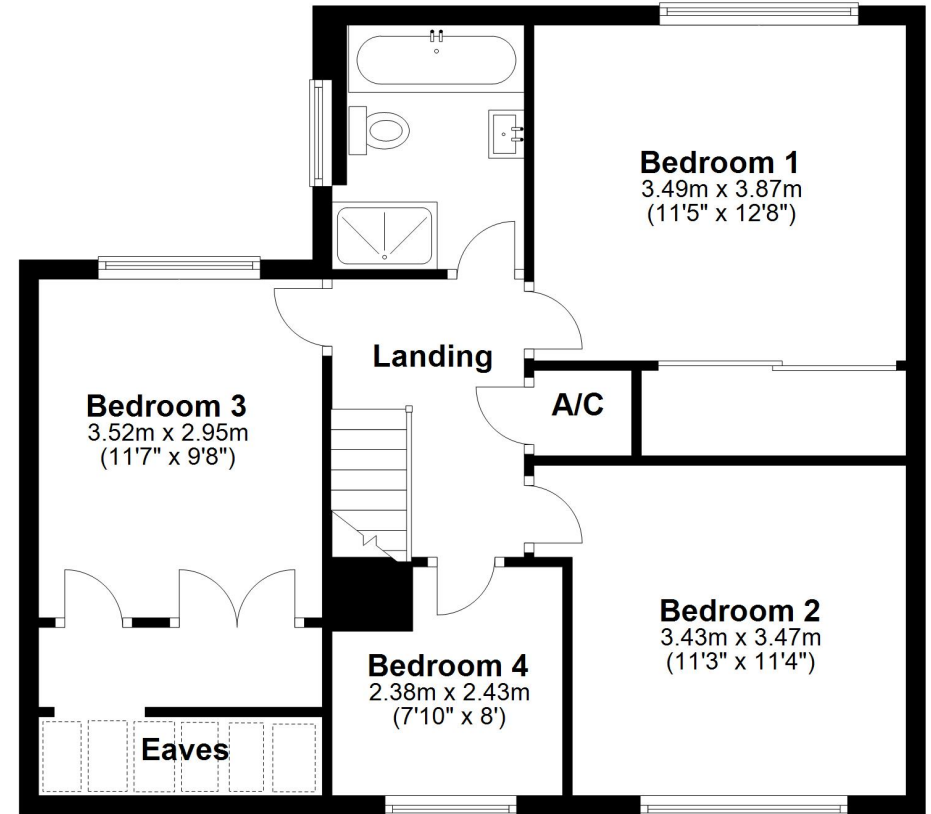
## Ground Floor

Approx. 78.4 sq. metres (844.2 sq. feet)



## First Floor

Approx. 64.2 sq. metres (691.1 sq. feet)



Total area: approx. 142.6 sq. metres (1535.3 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.

