



8 Belmont, Wantage OX12 9AS
Oxfordshire, £775,000

Waymark

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Oxfordshire

Freehold

An Attractive Edwardian Detached Family Home | Extended & Spacious Accommodation | Impressive Living Room With Log Burner & Beautiful Kitchen/Dining Room | Ground Floor Shower Room, Utility Room & Boot Room | Beautifully Landscaped & Large Enclosed Rear Garden | Prestigious 'Belmont' Location Within Wantage | Convenient Position Within Walking Distance To The Town

Description

An attractive and charming four bedroom detached Edwardian family home situated in the highly sought after 'Belmont' within the popular Market Town of Wantage. Benefiting from well balanced and spacious accommodation along with a generous 0.14 of an acre plot, consisting of a large, beautifully landscaped rear garden, this stunning extended property should be viewed internally to fully appreciate all there is to offer.

The light and airy accommodation briefly comprises on the ground floor of spacious entrance hall, boot room, large useful utility room, shower room, impressive living room with feature log burner and 'French' doors on to the lovely garden and a beautiful kitchen/dining room. The bespoke kitchen is complemented by 'French' doors onto the lovely garden and a window to the rear providing a beautiful aspect and flooding the room with natural light. Complete with wall and floor mounted cabinets, double Belfast sink and dishwasher. The first floor consists of a landing, family bathroom and four bedrooms. The generous dual aspect master bedroom is complemented by an ensuite and a pleasant outlook over the beautiful garden through 'Juliette' doors.

Externally the well-tended and beautifully landscaped rear garden is of a south-easterly aspect and includes a patio area with remainder laid to lawn interspersed with vegetable gardens and enclosed by mature trees to the rear adding to the overall privacy. Boasting a tranquil setting, a pretty stream runs across the rear of the garden and there is rear pedestrian access giving easy access to routes which to take you into the town. There is also a useful garden studio which is fully insulated and lends itself to a multitude of purposes. Directly on the side of the property is the garage and driveway. Additionally, the current owners pay £120 a year to Belmont Property Management for the use of two parking spaces on the private Belmont parking area.

Furthermore, the property is well located within Wantage providing easy walking distance to local amenities, bus routes and schooling.

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.

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



Waymark
Wantage Office

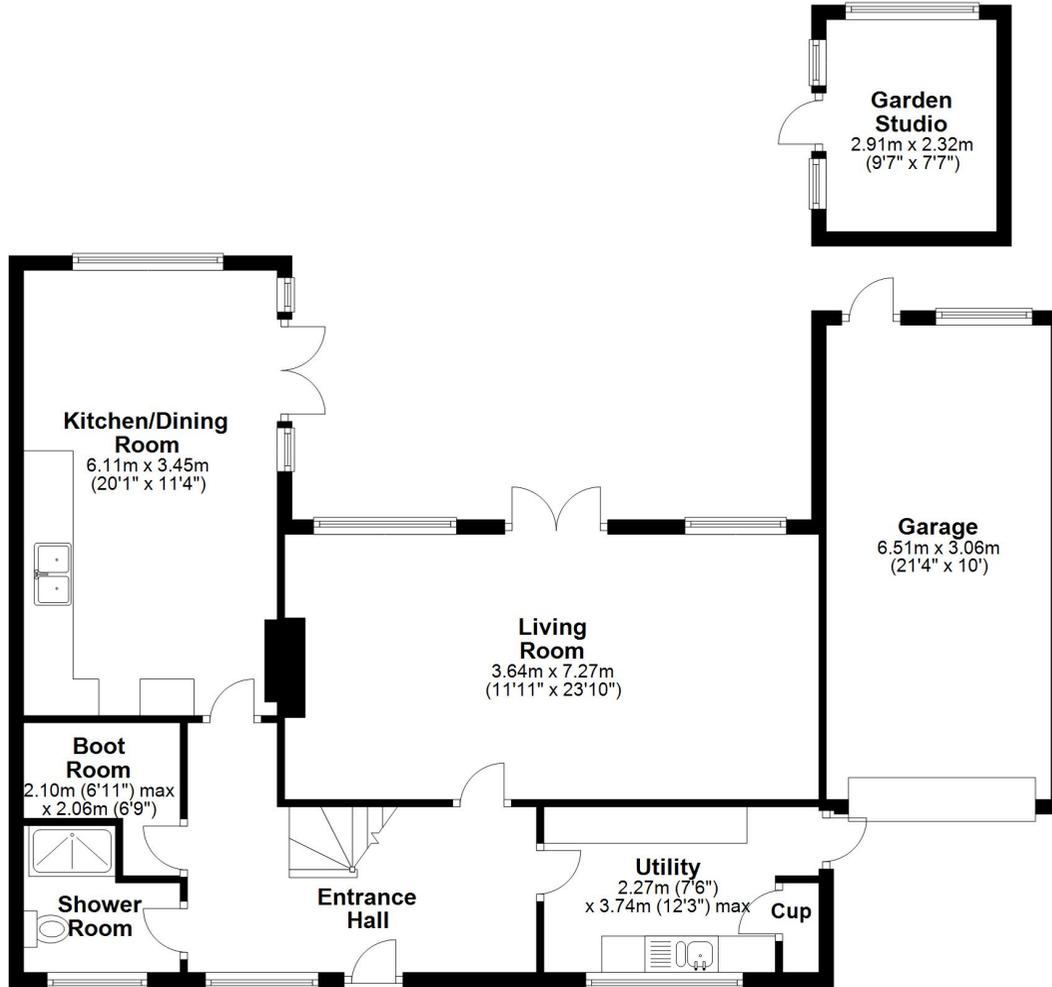
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

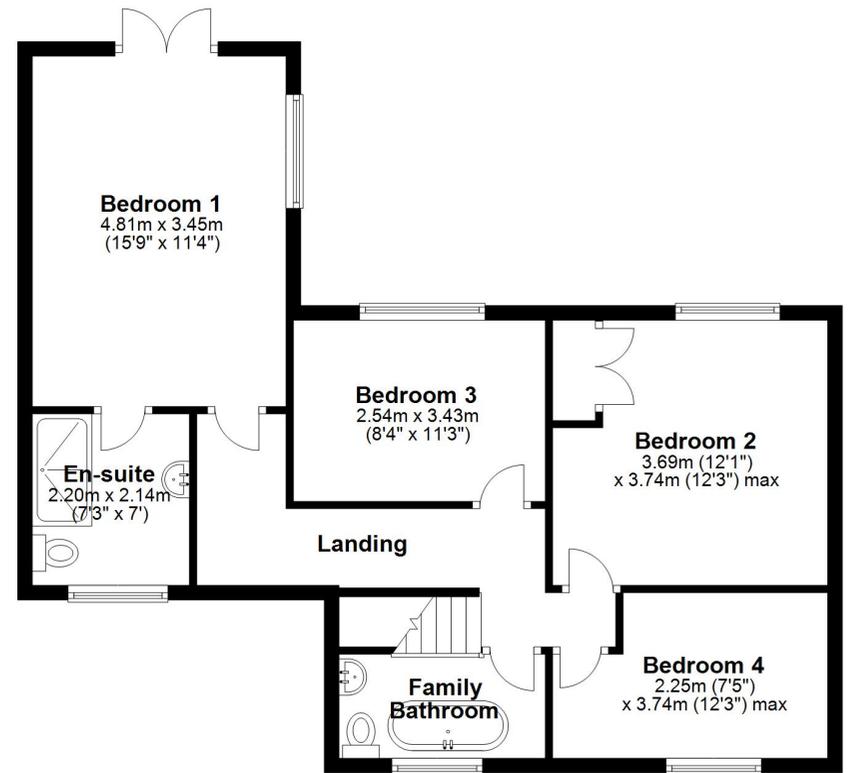
Ground Floor

Approx. 104.8 sq. metres (1127.7 sq. feet)



First Floor

Approx. 66.4 sq. metres (714.8 sq. feet)



Total area: approx. 171.2 sq. metres (1842.4 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.

