



7 Clover Close, Wantage, Oxfordshire OX12 7GB  
Oxfordshire, Guide Price £375,000



# Clover Close, Wantage OX12 7GB

Oxfordshire  
Freehold

**Stunning Three Bedroom End of Terrace Family Home | Good Size Living Room & Beautiful Kitchen/Dining Room | Quiet No Through Road Position | Generous Bedrooms With Ensuite & Built-In Wardrobes To Master | Modern Fitted Bathroom & Ground Floor Cloakroom | South Facing & Landscaped Rear Garden | Two Allocated Parking Spaces To The Front | Viewing Highly Advised!**

## Description

A truly stunning three bedroom end of terrace family home situated in a pleasant no through road position, within the ever popular Market Town of Wantage. Having been improved and well maintained to an exceptionally high standard by the current owners, this beautiful property should be viewed internally to fully appreciate.

Built to the popular 'The Himscot' design, this light and airy accommodation briefly comprises on the ground floor of entrance hall with under stairs storage cupboard, cloakroom, spacious living room with feature media wall and beautiful kitchen/dining room. The kitchen is complete with wall and floor mounted cabinets with built-in appliances to include; washing machine, dishwasher, fridge/freezer, oven and gas hob. The dining area provides ample space for a large dining table and chairs with 'French' doors onto the garden, flooding the room with natural light. The first floor consists of spacious landing with storage cupboard, modern fitted family bathroom and three generous bedrooms with built-in wardrobes and ensuite to master.

Externally there is a landscaped rear garden which enjoys a sunny, southerly aspect benefitting from a patio area with remainder laid to lawn enclosed by flowers and shrub borders. There is side pedestrian access leading to the front of the property where there are two allocated parking spaces.

Constructed by Cala Homes in 2020, there are circa 6 years remaining on the NHBC. The property is freehold, connected to mains gas, electricity, water and drainage. There are uPVC double glazing throughout. There is an annual management fee payable for the maintenance of the development - please refer to the agent for more 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. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

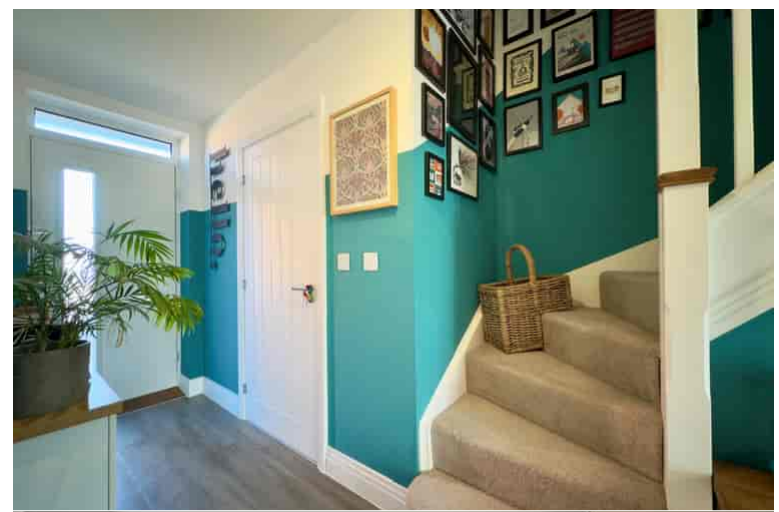
## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(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	



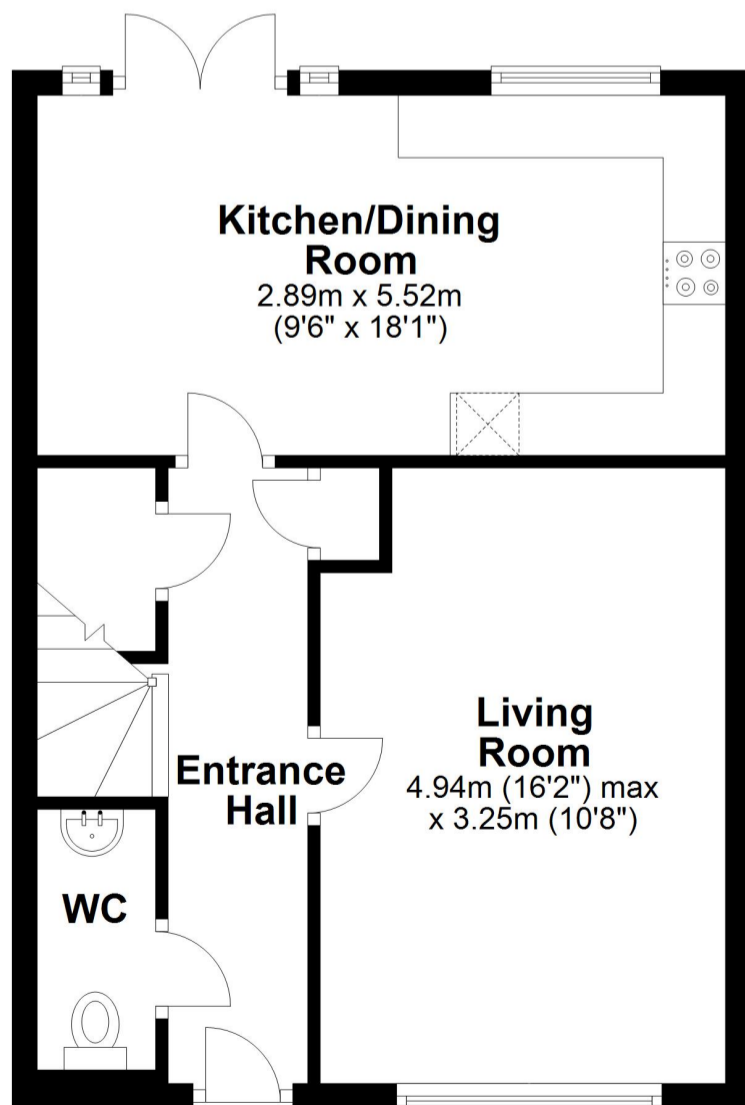
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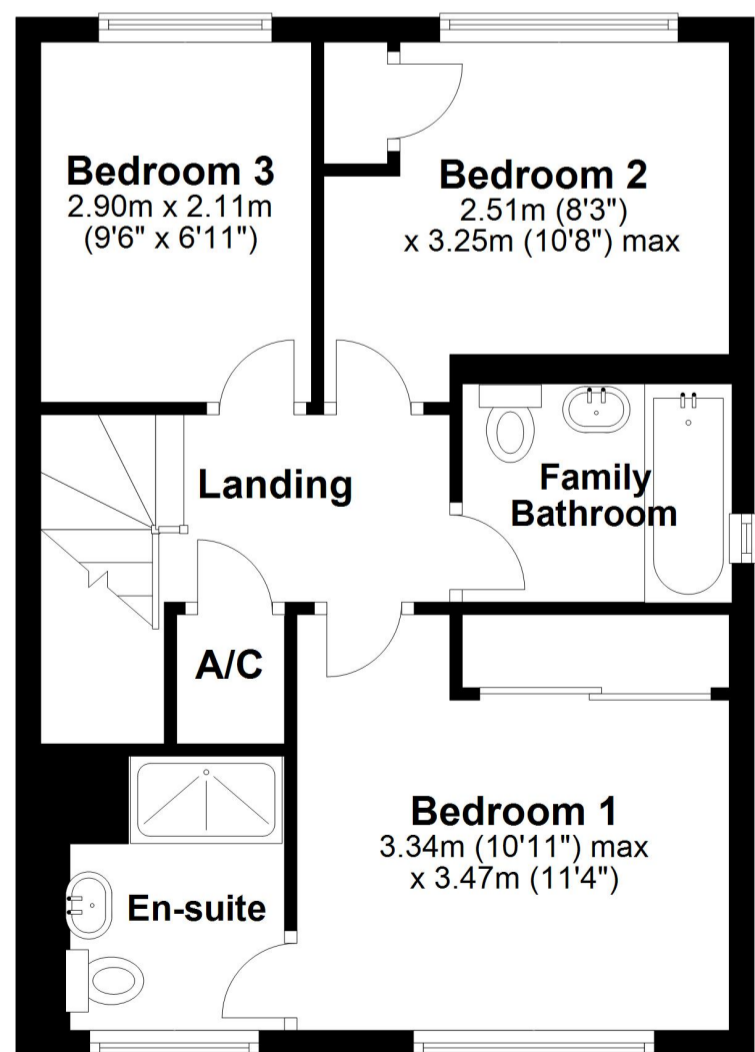
## Ground Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



## First Floor

Approx. 43.6 sq. metres (469.0 sq. feet)



**Total area: approx. 87.3 sq. metres (940.2 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.