



27 Kings Close, Letcombe Regis, Wantage OX12 9JF  
Oxfordshire, £360,000

Waymark

# Kings Close, Wantage OX12 9JF

Oxfordshire

Freehold

**Two Bedroom Semi-Detached Family Home With Superb Plot | Beautiful Re-Fitted Kitchen & Living Room With Pleasant Aspect | Generous Double Bedrooms | Potential to extend (subject to planning) | Much Improved By The Current Owners | Some Areas Require Remedial Work Offering Buyers The Opportunity To Add Further Potential | Enclosed 100ft Garden | Highly Sought After Letcombe Regis Location**

## Description

**\*Chain Complete\*** Situated in the beautiful Oxfordshire village of Letcombe Regis is this two bedroom semi-detached family home boasting a superb plot consisting of an approximately over 100ft rear garden. The property has been improved by the current owners, with some areas of the property requiring remedial work allowing buyers to add their own stamp on the property.

The accommodation briefly comprises on the ground floor of a living room boasting a pleasant outlook over the frontage and a beautiful re-fitted kitchen with a large walk-in pantry cupboard. The re-kitchen is complete with beautiful shaker style wall and floor mounted cabinets, with oak worktops and built-in appliances to include, oven with induction hob, slim-line dishwasher and fridge/freezer. There is a rear lobby which gives access the to utility area and an additional reception room which was previously the original bathroom. Stairs from the hall lead to the first floor where there are two good size double bedrooms and a stunning re-fitted four piece family bathroom.

The property is approached along a short stretch of footpath which leads to the mature front garden. The gardens wrap around the side of the property and to the rear providing potential to extend subject to obtaining the necessary planning consents.

The property has been improved to include, re-plastered kitchen, pantry, living room, master bedroom and bathroom, the original ground floor bathroom has been moved upstairs, re-fitted kitchen, new bathroom along with oak internal doors.

The property is Freehold, connected to mains water, drainage and electricity,

and heated centrally via an air source heat pump. There is uPVC double glazing throughout.

## Location

The property is located in the heart of the desirable downland village of Letcombe Regis. The village itself boasts a Church, village hall, sports field and Public House, and also benefits from the use of the amenities at the exclusive Richmond Village retirement development, where there are leisure facilities, a shop and a restaurant. The market town of Wantage is some 2 miles to the east and provides a more comprehensive range of leisure and shopping facilities, together with both primary and secondary schools. There are excellent road links to the A34 via the A417, which in turn leads to the M40 to the north and the M4 to the south. Didcot is situated to the east where there is a main line rail link to London Paddington (45 minutes).

## Viewing Information

Viewings are by appointment only please.

## Local Authority

Vale of the White Horse Council Tax Band C

Tax Band: C



**Waymark**  
**Wantage Office**

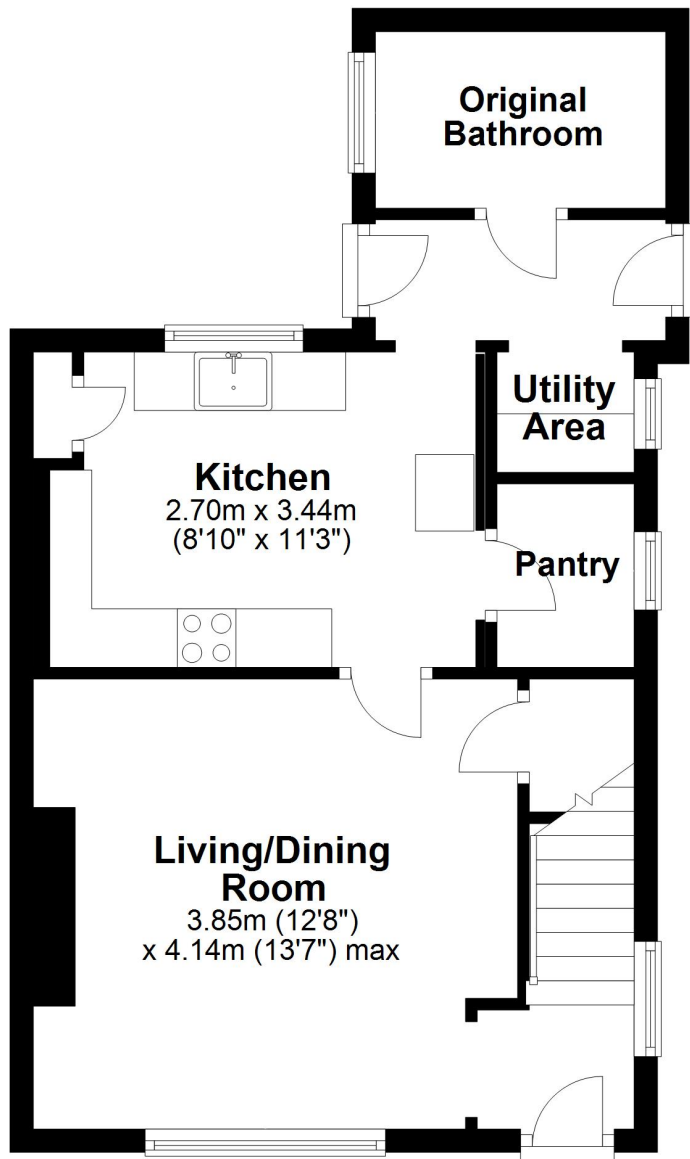
T: 01235 645645

E: wantage@waymarkproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

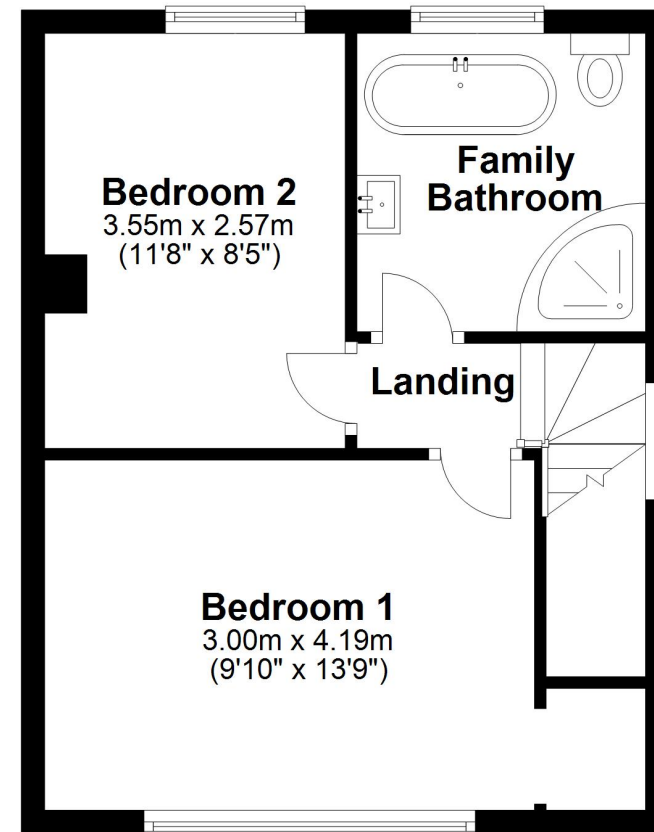
## Ground Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



## First Floor

Approx. 34.3 sq. metres (369.3 sq. feet)



Total area: approx. 75.2 sq. metres (809.7 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.

