



57 St Gabriel's, Wantage OX12 8FJ  
Oxfordshire, Guide Price £700,000

Waymark



# St Gabriel's, Wantage OX12 8FJ

## Oxfordshire

### Freehold

**Substantial & Impressive Detached Town House | All Double Bedrooms With Ample Wardrobes & Walk-In Wardrobes Throughout | Stunning L-Shaped Living/Dining Room With Vaulted Ceilings & Two Further Reception Rooms | High Quality Kitchen/Garden Room | Ground Floor Cloakroom & Useful Utility | Enclosed Westerly Facing Rear Garden | No Onward Chain - Viewing Highly Advised! | Pleasant No Through Road Location, Close To Amenities**

#### Description

Offered for sale with NO ONWARD CHAIN, is this substantial and impressive five DOUBLE bedroom detached family home conveniently positioned at the end of a pleasant no through road within the ever popular Market Town of Wantage, close to amenities. Measuring a spacious 2485 square feet, this exceptional family home should be viewed internally to fully appreciate all the space on offer.

The large entrance hall boasts built-in storage and give access to a cloakroom, useful utility room with side door leading to the garden, separate generous family room, dual aspect dining room and a superb L-shaped living/dining room with feature vaulted ceilings and 'French' doors onto the garden. Completing the ground floor accommodation is the beautiful kitchen/garden room which is complete with a high quality 'Nobilia' wall and floor mounted cabinets with stone worktops and built-in appliances to include, 'Bosch' stainless steel electric oven and ceramic hob, fridge/freezer and dishwasher. The first floor consists of a landing with floor to ceiling window overlooking the living space and flooding the landing with light, bedroom 2 with ensuite and built-in wardrobes and the master bedroom with his and hers double wardrobes and four piece bathroom, along with a good size fifth bedroom. The top floor boasts a landing, modern fitted four piece bathroom and two large double bedrooms which run the length of the property both occupying walk-in wardrobes.

Externally, the westerly facing garden includes a patio area which is perfect for outside dining, remainder laid to lawn with mature flowers and trees borders, adding to the feeling of privacy. To the front is a double width carport providing off road parking for 2 vehicles.

Furthermore, the property was constructed by Messrs 'Berkley Homes' in 2012 and boasts a high quality finish and further benefits from 'Amtico' flooring in the study, bathroom and ensuites, engineered 'oak' flooring in the living room, underfloor heating in the kitchen, blue-tinted and self cleaning double glazing in the garden room, 'Villeroy & Boch' sanitary ware and 'Hansgrohe' taps to all ensuites and bathroom.

Material Information: 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. Please open 'Brochure 1' for further material information to include broadband and mobile signal, flood risk and more.

Please note: The property is tenanted, so the photos advertised are prior to the property being let. The property is well maintained to a high standard.

#### 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

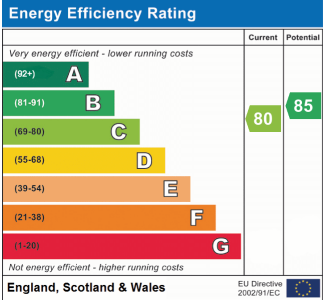
Vale of White Horse District Council.

Tax Band: F



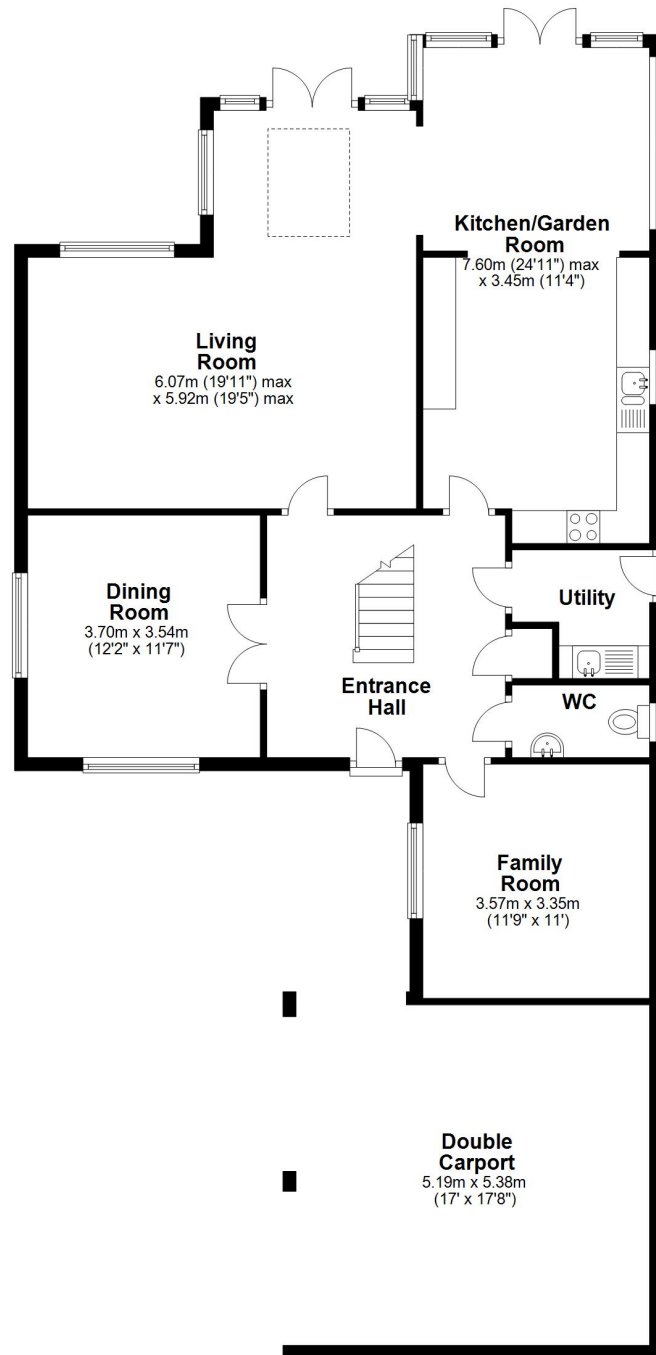
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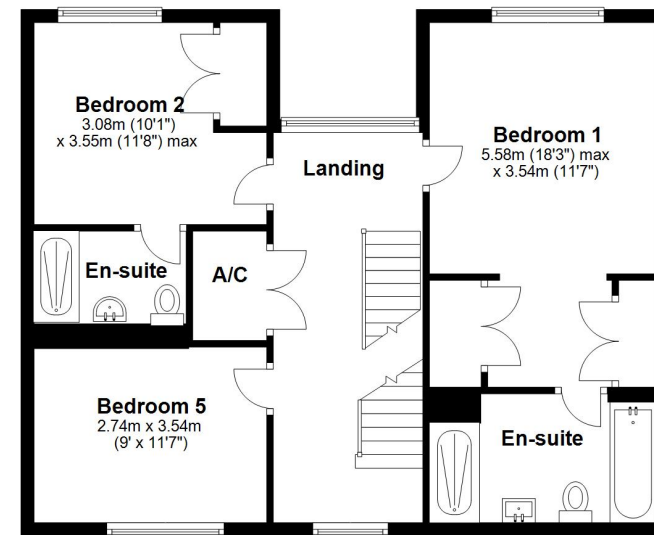
## Ground Floor

Approx. 131.0 sq. metres (1410.3 sq. feet)



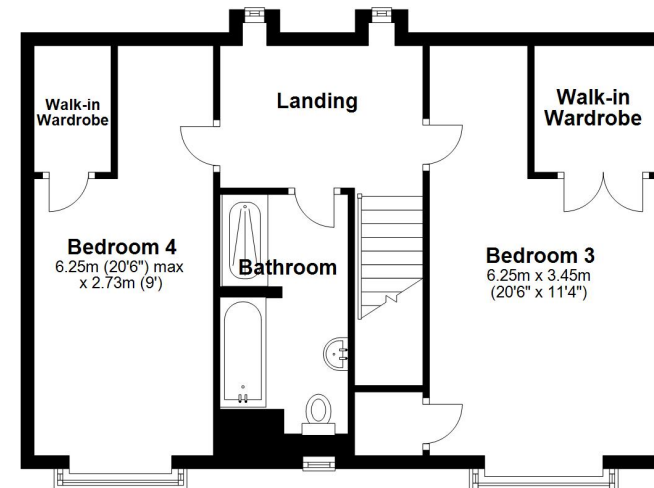
## First Floor

Approx. 68.0 sq. metres (731.9 sq. feet)



## Second Floor

Approx. 60.1 sq. metres (647.4 sq. feet)



Total area: approx. 259.2 sq. metres (2789.6 sq. feet)

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.



