



7 Wedmore Court, Wantage OX12 8DB  
Oxfordshire, Guide Price £325,000

Waymark

# Wedmore Court, Wantage OX12 8DB

Oxfordshire

Leasehold

**Larger Than Average 2/3 Bedroom Coach House | Deceptively Spacious & Versatile Accommodation | Beautiful Open Plan Kitchen/Dining/Living Room With Built-In Appliances | Two Generous Double Bedrooms & Superb Living Space/Bedroom 3 On The Top Floor | Maintained To An Exceptionally High Standard | Carport Providing Allocated Parking | Prime Location Within Wantage, Close To Amenities**

## Description

A larger than average and deceptively spacious 2/3 bedroom coach house measuring a spacious c.1191 square feet. Conveniently positioned within the heart of the ever popular Market Town of Wantage, this impressive property should be viewed internally to full appreciate all there is on offer.

Representing an ideal first time or investment purchase, the light and airy accommodation briefly comprises of entrance hall, modern family bathroom, two good size double bedrooms with built-in wardrobes to bedroom 2 along with a useful dressing area to the master bedroom. The living area comprises of a spacious dual aspect open plan kitchen/dining/living room which is complemented by white gloss wall and floor mounted cabinets with built-in appliances and a large window flooding the room with natural light. Offering versatile accommodation is the top floor which boasts an exceptional additional living space/bedroom 3.

Externally, there is allocated parking located directly to the side of the property under the carport, along with an external door providing access to the under stairs cupboard. Additionally, there is a communal garden area to the front along with access to two communal bike stores.

Constructed by Messrs. Linfield in 2019, the property has since been maintained to an exceptionally high standard by the current owners.

The property is leasehold with 993 years remaining. There is an annual service of £1,980.47. Please refer to the agent for a breakdown of the service charge. 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: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	85	85
(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		EU Directive 2002/91/EC	



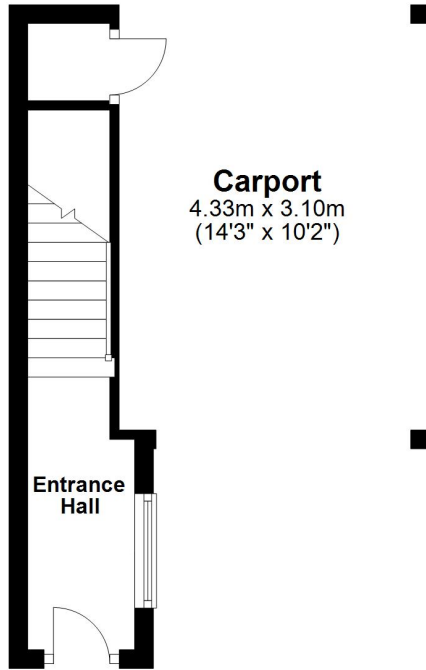
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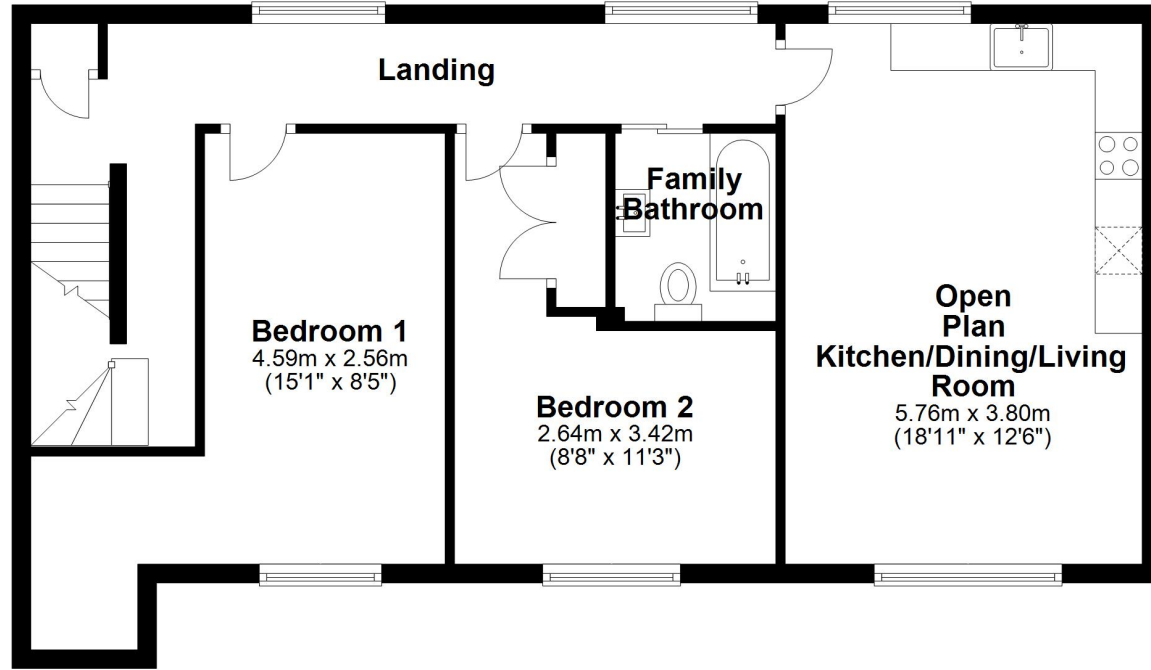
## Ground Floor

Approx. 21.1 sq. metres (227.4 sq. feet)



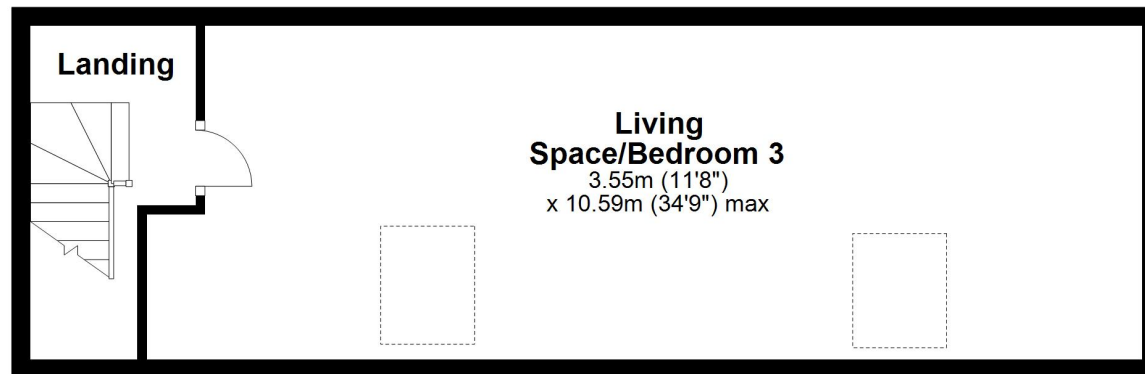
## First Floor

Approx. 68.7 sq. metres (739.2 sq. feet)



## Top Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



**Total area: approx. 131.8 sq. metres (1418.7 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.

