



29 Upthorpe Drive, Charlton, Wantage OX12 7DF  
Oxfordshire, £335,000

# Upthorpe Drive, Wantage OX12 7DF

Oxfordshire

Freehold

**Extended Three Bedroom Semi-Detached Home | Spacious Living/Dining Room, Kitchen & Large Utility Room | Modern Re-Fitted Bathroom & Cloakroom | Enclosed Good Size Rear Garden | Garage & Driveway Parking | Large Frontage | Popular Charlton Location, Close To Amenities**

## Description

Offered for sale with no onward chain is this spacious and extended three bedroom semi-detached home which offers great potential and includes a good size garden, driveway parking and large frontage.

The light and airy accommodation briefly comprises of entrance porch leading to the spacious living/dining room benefitting from feature bay window, ample space for dining tables and chairs with patio doors leading onto the lovely garden. The kitchen includes a Range cooker and opens through to the large utility room. There is personal access from the utility room which leads to the garage and modern re-fitted cloakroom. To the first floor you will find a modern re-fitted bathroom and three generous bedrooms with built-in wardrobes to the master bedroom.

Externally the property boasts an enclosed good size rear garden which is mainly laid to lawn with raised vegetable patch and mature shrubs and trees. Additionally towards the rear of the garden is laid patio slabs to provide space for a shed and greenhouse. The large frontage boasts a front garden which is mainly laid to lawn with mature shrubs and trees, two separate driveways providing parking for two cars and additional area of front lawn which has potential for further driveway parking.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating and uPVC double glazing which was replaced in 2018 (apart from the living room bay window and patio sliding doors).

## 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 |                         | 85        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         | 71        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |



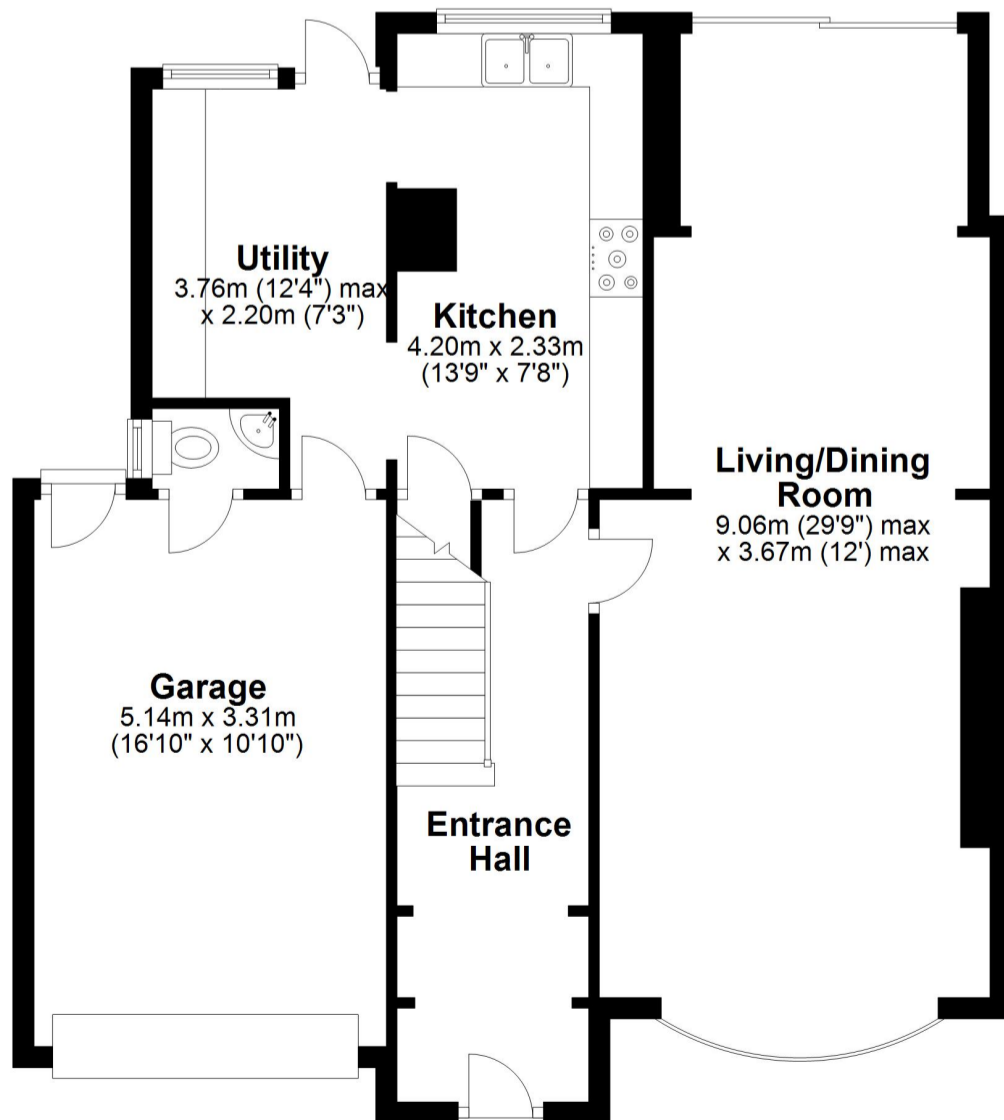
**Waymark**  
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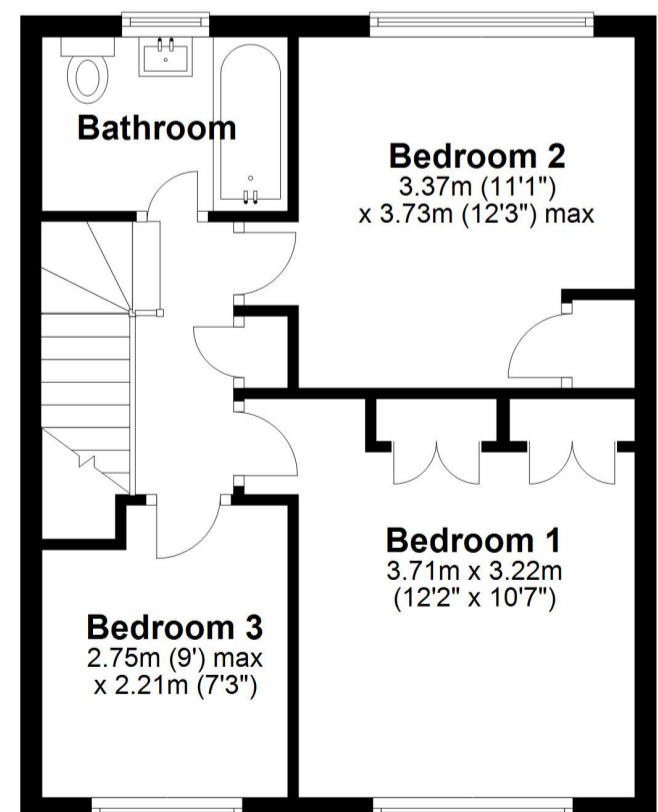
## Ground Floor

Approx. 78.1 sq. metres (840.4 sq. feet)



## First Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



**Total area: approx. 117.7 sq. metres (1267.1 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.