



53 Whittington Crescent, Wantage OX12 9GB  
Oxfordshire, £525,000

Waymark



# Whittington Crescent, Wantage OX12 9GB

## Oxfordshire

## Freehold

Well Presented Detached Family Home | Impressive L-Shaped Living/Dining/Kitchen Room | Useful Separate Study & Ground Floor Cloakroom | Four Generous Bedrooms With Ensuite & Built-In Wardrobes To Master | Incredibly Light & Bright Throughout | Double Garage & Double-Width Driveway | No Onward Chain - Viewing Highly Advised!

### Description

Offered for sale with NO ONWARD CHAIN, is this modern and attractive four-bedroom link-detached family home, located on a pleasant development within the ever sought after Market Town of Wantage.

At the heart of the home is an impressive and spacious L-shaped open-plan kitchen, living, and dining area, designed with modern family living in mind. The triple aspect living room allows the space to flood with natural light, creating a wonderfully bright and welcoming atmosphere throughout whilst the box bay window adds a nice feature. French doors lead onto the private garden. The contemporary kitchen is well-appointed, complete with integrated appliances and ample workspace, perfect for both everyday cooking and entertaining. To the front of the property is a separate study also featuring a charming box bay window. Upstairs, a generous landing enhances the space and leads to four well-proportioned bedrooms. The master bedroom boasts an en-suite shower room and built-in wardrobes, while the remaining bedrooms are served by a modern family bathroom.

Externally the rear garden is of good size and boasts a private feel. It is mainly laid to lawn, making it ideal for families, children, or pets and offering a blank canvas for those wanting to put their own stamp on it, providing plenty of potential for landscaping or entertaining areas. A double garage and double-width driveway sit conveniently to the side of the house, providing excellent parking and storage options. A pretty, hedged frontage enhances the curb appeal and gives a welcoming first impression whilst offering further potential for additional parking if desired.

This is a superb opportunity to secure a thoughtfully designed, move-in-ready family home that balances contemporary living with comfort and practicality.

Material Information: The property is freehold, connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout. There is an annual management fee of £350 for the maintenance of the development.

### 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 as well as being in the catchment area for Stockham Primary School which has an 'Outstanding' Ofsted report. 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

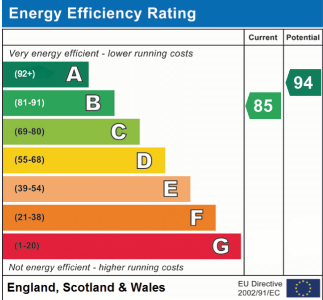
Vale of White Horse District Council.

Tax Band: E



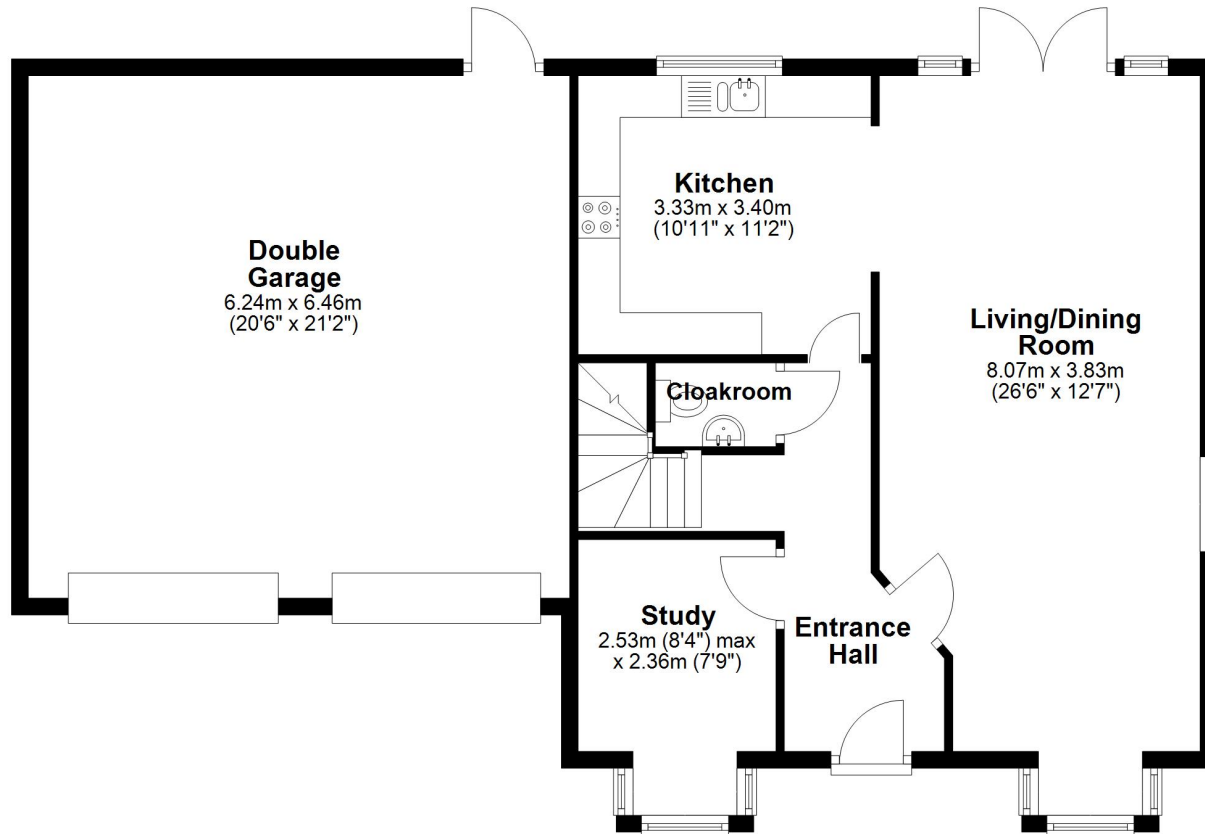
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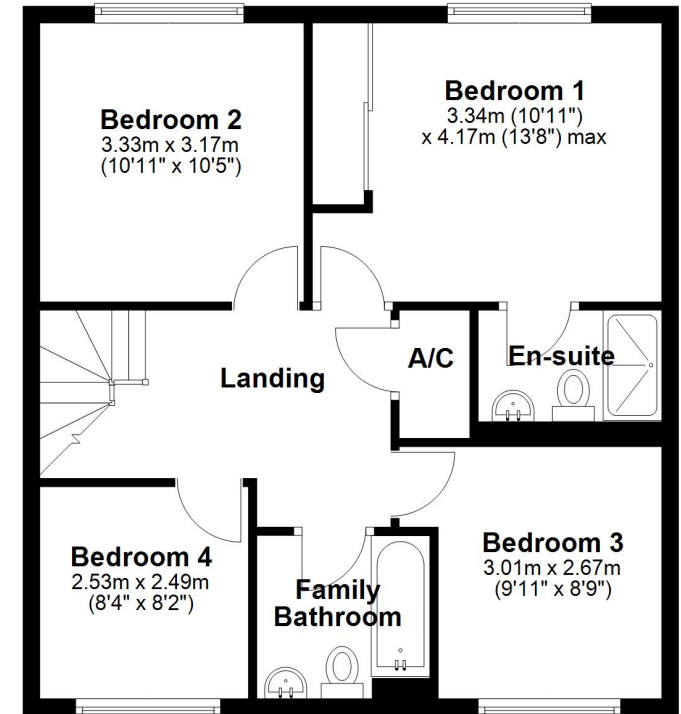
## Ground Floor

Approx. 102.4 sq. metres (1102.1 sq. feet)



## First Floor

Approx. 60.0 sq. metres (645.4 sq. feet)



**Total area: approx. 162.4 sq. metres (1747.5 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.

