



Charlton Road, Wantage, OX12 8HJ

Guide Price £700,000 Freehold

THOMAS
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SALES LETTINGS





The Property

An impressive five bedroom detached family home presented in immaculate order and located just a short distance from Wantage Town centre on the popular Charlton Road.

This attractive property features a spacious entrance hall leading to a versatile reception room, currently used as an office, with a Velux window and access to the rear garden. The bright and welcoming sitting room boasts a large bay window, picture rail, fitted cupboards and a wood-burning stove, creating a comfortable and characterful space. At the heart of the home is a superb open-plan Kitchen/Dining/Family Room, perfectly suited to modern family living. The kitchen features a range of sleek fitted units, integrated appliances, a central island with hob and breakfast bar, together with a useful utility area. The delightful family area benefits from underfloor heating and offers ample space for both everyday living and entertaining, with bifold doors opening onto the raised patio overlooking the rear garden. To the first floor, the principal bedroom features a separate dressing area with ample fitted storage, together with a stylish en-suite, the remainder of the first floor offers two further bedrooms and a contemporary family bathroom, complete with a corner bath and separate shower.

Two further good-sized bedrooms are located on the second floor, both benefiting from air-conditioning, vaulted ceilings and Velux windows. A further shower room completes this floor.

Outside, the property benefits from a generous block-paved driveway, providing ample parking for several vehicles and complemented by two EV charging points. A separate garage is situated to the rear of the property, offering an additional parking space if required and, for convenience, is accessible directly from the private rear garden.

The rear garden features an area of lawn and a large patio with a dedicated seating area and pergola.





Key Features

- Five bedroom detached family home
- Popular location close to Wantage Market Place
- Open plan kitchen / dining / family room with underfloor heating
- Sitting room with woodburner
- Home office
- Principal bedroom with en-suite and dressing area
- Ample driveway parking, plus separate garage
- Two EV charging points
- Downstairs cloak room
- Council Tax Band; G, EPC Rating; C



The Location

Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



Approximate Gross Internal Area 1997 sq ft - 185 sq m (Excluding Garage)

Ground Floor Area 866 sq ft – 80 sq m

First Floor Area 681 sq ft – 63 sq m

Second Floor Area 450 sq ft – 42 sq m

Garage Area 178 sq ft – 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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