



21, Fox Lane,
Wantage, Oxfordshire

21 Fox Lane, Wantage, Oxfordshire, OX12 9WP

Guide Price £315,000 Freehold

A modern cottage style two bed roomed semi detached house built c.2017. Situated on the edge of the development with an attractive outlook over a copse.

- Driveway parking for 2 cars • Modern Kitchen • 2 Double bedrooms • Good sized garden • Living room • Modern Bathroom • Well placed for Grove and Wantage • Built 2017 • Downstairs WC



LOCATION

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.40mins)

DESCRIPTION

A modern cottage style two bedrooomed semi detached house built c.2017. Situated on the edge of the development with an attractive out look over a copse. Major features include two good sized bedrooms a modern kitchen, bright living area, downstairs WC and a family bathroom as well as a well situated large rear garden comfortably providing parking for 2 vehicles on the good sized drive.

The property is well placed for local amenities such as Grove shops and Wantage town centre which is a short walk from the property itself.

There is an annual estate management rent charge on the property for maintenance of the communal grounds, we believe it is in the region of £270 per annum. (tbc.)

EER-B

SERVICES

Gas central heating

All mains services connected

Council Tax - C

FLOOR AREA

820.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND C

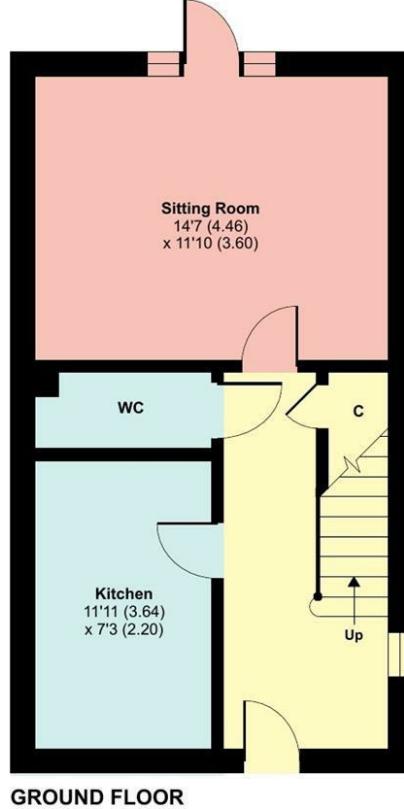




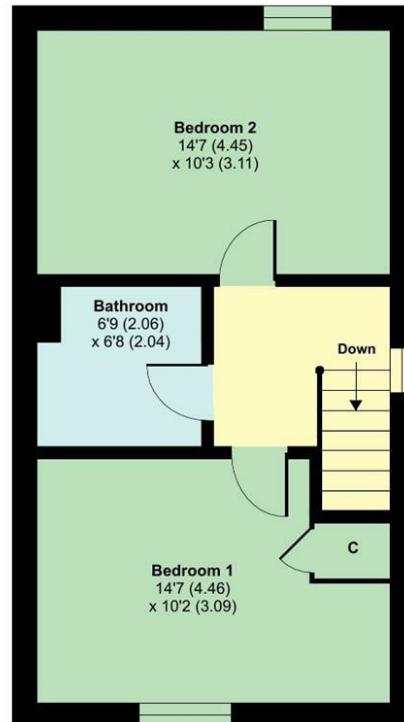
Fox Lane, Wantage, OX12

Approximate Area = 820 sq ft / 76.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	95	82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS TO OX12 9WP

what3words://memo.array.fuses As indicated by our D&S 'For Sale' board.

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons



DOUGLAS & SIMMONS



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