



23 Humphries Green
Wantage, Oxfordshire, OX12 8FU



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This stunning four-bedroom detached family home, built in 2016 by the esteemed Croudace Homes, offers a perfect blend of modern living and serene countryside views. Spanning an impressive 1,623 square feet, and offering a private and tranquil garden, this property is designed to meet the needs of contemporary family life.

LOCATION

Award winning Wantage is an attractive market town 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.45mins).





THE PROPERTY

Off from the entrance hallway, you are welcomed into a spacious and inviting sitting room with views out to the open green space to the front and French doors opening out onto the patio. The decorative chimney breast has hidden storage and power for a wall-mounted television, and the built-in cabinetry provides ample storage.

The heart of the home is undoubtedly the large and well-appointed kitchen/breakfast room, which boasts a range of built-in appliances including a boiling water filter tap. French doors open out onto the patio, and a charming box bay window offers additional versatile space. The kitchen is complimented by a separate dining room, also featuring a box bay window, which offers additional space for formal dining or entertaining guests, but could easily be used as a play room, home office or snug. The downstairs is completed with generous under-stairs storage and a convenient cloakroom WC.

The first floor comprises four generously-sized bedrooms; the master bedroom features a spacious built-in wardrobe and en suite shower room, and has spectacular dual-aspect views out onto the green space and fields beyond. Bedroom two has garden views and also features an en suite shower room, ideal for additional family members or staying guests. Bedroom three is a well-sized double bedroom and benefits from a large over-stairs cupboard and the glorious view over the fields. Bedroom four is currently being used as a home-office with built-in bookcases but provides another versatile space. There is also a separate family bathroom with heated towel rail. A large airing cupboard completes the level.

Outside, the property features an enclosed and private rear garden thoughtfully divided into two areas; a raised terrace provides an ideal space for outdoor entertaining, whilst the lower garden is mainly laid to lawn surrounded by mature shrubs, roses, and fruit trees. The centrepiece is the recently trimmed evergreen ceanothus tree which provides year-round privacy and a spectacular display of bright blue flowers in the spring. The front of the property offers driveway parking for two vehicles along with an adjacent detached single garage.

Situated on the southern edge of Wantage, this home is conveniently located a short walk into the historic town centre. To the front of the property is dedicated green space which abuts fields allocated to the National Landscape (formally known as the AONB). With its high specification and attractive design, this property is a rare find in a sought-after location. EER-C.







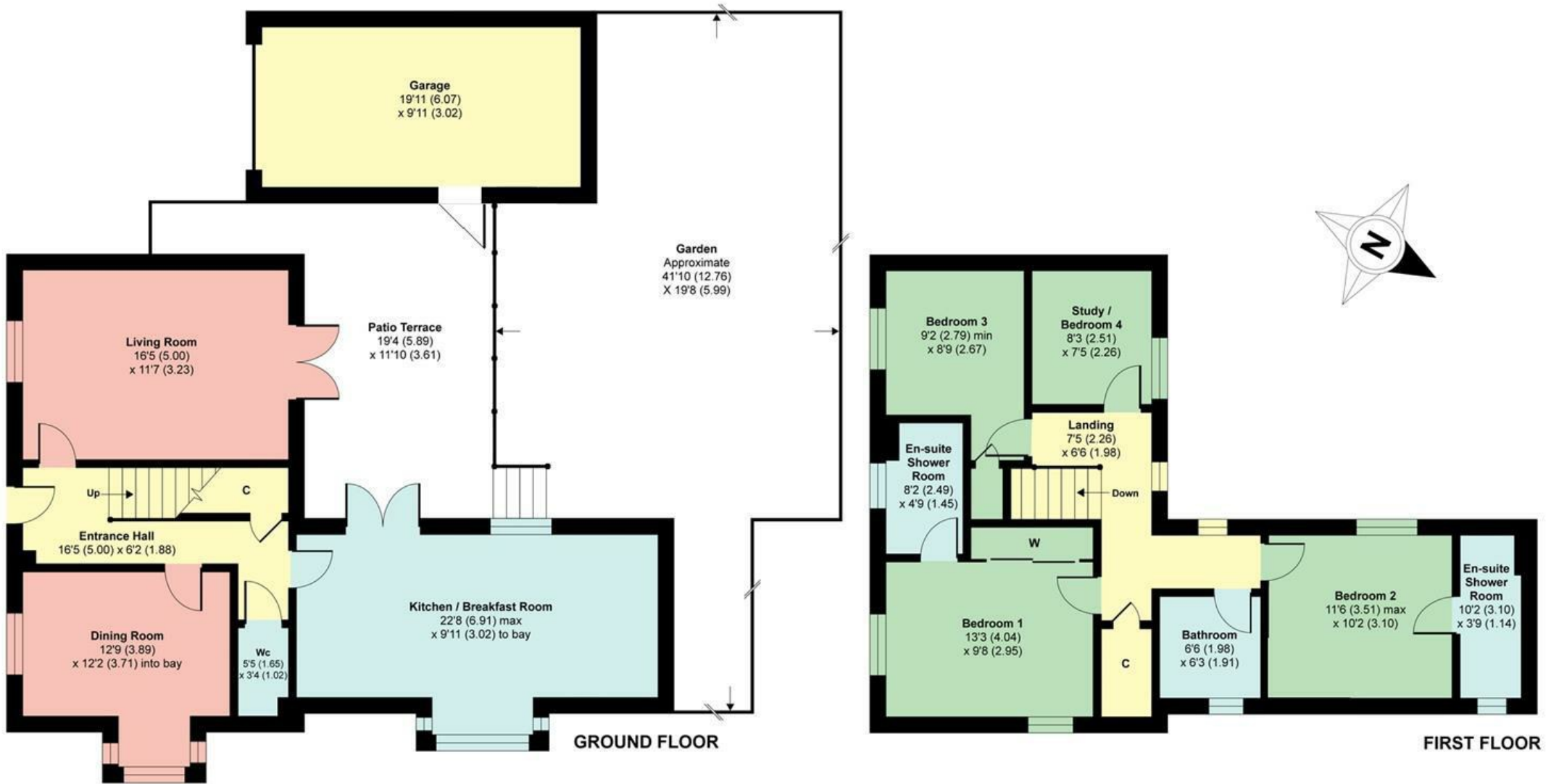
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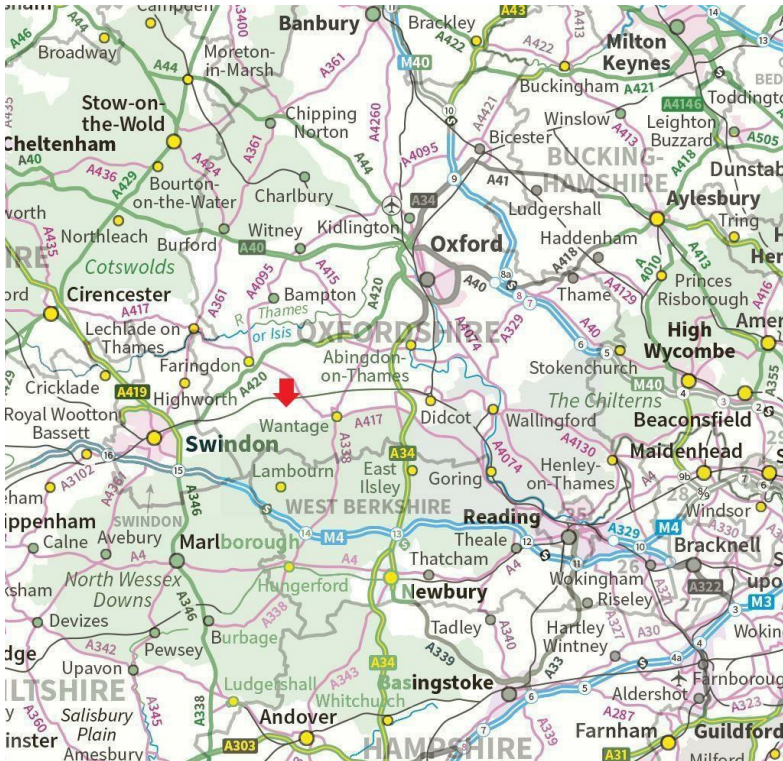
Approximate Area = 1424 sq ft / 132.3 sq m

Garage = 199 sq ft / 18.5 sq m

Total = 1623 sq ft / 151 sq m

For identification only - Not to scale





OTHER INFORMATION

<https://www.ofcom.org.uk/mobile-coverage-checker> (enter the postcode for coverage)

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker> - (enter the postcode for speeds and providers)

<https://check-long-term-flood-risk.service.gov.uk/risk#>

The flood risk for 23 Humphries Green is deemed as VERY LOW

All mains services connected.
Gas fired central heating.

ESTATE MAINTENANCE CHARGE

The Vendor informs us of an Estate Service Charge of £210.00 per annum. This includes regular maintenance of the green spaces.

CONTACT

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Viewings strictly by prior appointment with the sole selling agents D&S.

Open 6 days a week for viewings.



DIRECTIONS to OX12 9DE

what3words.com/peach.revoluting.trunk

Leave our offices in the market square in the direction of Newbury Street, at the lights turn left into Ormond Road and continue taking the 2nd turning right into Chain Hill B4494, continue up Chain Hill taking the 2nd turning left into Humphries Green and keep on this road bearing right and the property will be found on the left hand corner of Moley Gardens opposite open green space as identified by our D&S For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	82
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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