



DOUGLAS & SIMMONS



31, Charlton Road,
Wantage, Oxfordshire

31 Charlton Road, Wantage, Oxfordshire, OX12 8EP

Guide Price £475,000 Freehold

This characterful early 1900's three bedroom semi detached house is situated on this desirable road, convenient for the centre of town, affording a wealth of character throughout as well as a large c.106' rear garden.

- Large garden over 100' • Parking for a number of vehicles • Extended on the ground floor • Abundance of character with open fireplaces and stripped floors • 3 reception rooms • 3 bedrooms • Large kitchen/breakfast/family room • Utility room/ground floor WC • Solar panels feed in tariff (installed in 2012) • Rarely available



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.45mins).

DESCRIPTION

This characterful early c.1900's three bedroom semi detached house is situated on this desirable road convenient for the centre of town and affords a wealth of character throughout. The property has a drive providing parking for 2-3 vehicles and a delightful c.106' x 40' rear garden.

The accommodation has been extended ground floor and affords an entrance porch, hall, sitting room with a box bay window and an open fireplace, a separate dining/family room (currently utilised as a ground floor bedroom), as well as a modern kitchen leading through to a breakfast/dining room and a family room, which has access via French doors into the garden. There is also a useful utility room and adjacent ground floor WC.

To the first floor there are three good sized bedrooms and a well appointed bathroom. The master bedroom is currently utilised as a second sitting room/snug and has an open fireplace.

Further benefits include a large loft room which is currently used for storage, offering potential for further accommodation subject to the usual compliance. EER-E. An early inspection of this delightful property is recommended.

SERVICES

All mains services connected.

Gas fired central heating via radiators.

Solar panels with feed in tariff (installed in 2012).

N.B. A feed-in tariff pays you for surplus energy you produce at home via technology such as solar panels or wind turbines, and send on to the National Grid. Designed to encourage investment in renewable energy, feed-in tariff rates vary, but they can help reduce your energy bill.

FLOOR AREA

1345.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND E



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Approximate Area = 1345 sq ft / 125 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Douglas and Simmons Ltd. REF: 1018866

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		
England & Wales	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC

DIRECTIONS TO OX12 8EP

SATNav to OX12 8EP where the property can be identified by our D&S For Sale board. What3words: [///history.acrobat.tighttest](https://www.what3words.com////history.acrobat.tighttest)

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

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
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4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate. **GRD/rd Charlton Road**

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



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