



DOUGLAS & SIMMONS



91, Hamfield,
Wantage, Oxfordshire



91 Hamfield, Wantage, Oxfordshire, OX12 9EG

Guide Price £340,000 Freehold

An attractive, mature and well presented, bay fronted three bedroom circa 1950's property situated in this popular road within Wantage, offered to the market with the benefit of no ongoing chain.

- No onward chain • Extended to the rear on the ground floor • Potential to extend further • Parking for a number of vehicles • Tidily presented • Good sized garden • 2 reception rooms • 3 bedrooms • 2 bathroom facilities • Close to the centre of town



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

An attractive, mature and well presented, bay fronted three bedroom circa 1950's property situated in this popular road within Wantage, offered to the market with the benefit of no ongoing chain.

The property has been extended to the rear on the ground floor to provide an extended dining room/family room and a generous shower room, and offers additional potential to be extended further or reconfigured. The current accommodation comprises of an entrance hall with stairs to the first floor, good sized sitting room with bay window to the front aspect, kitchen with utility area and pantry cupboard, extended dining room with French doors to the garden and a generous ground floor shower room. Rising to the first floor there is a master bedroom also with a bay window, featuring a modern and comprehensive range of fitted bedroom furniture and wardrobes, a second double bedroom, third single and a modern family bathroom. Further benefits include Georgian style uPVC double glazed windows and external doors.

Outside, to the front of the property there is a block paved style driveway providing parking for a number of vehicles to the side and front, leading through to the side to a covered porch area to the rear garden, there is an option to purchase a further 20' of rear garden which is private and mainly laid to lawn currently C. 42' x 28', EER-C.

SERVICES

All mains services connected.
Gas fired central heating.

FLOOR AREA

1145.00 sq ft

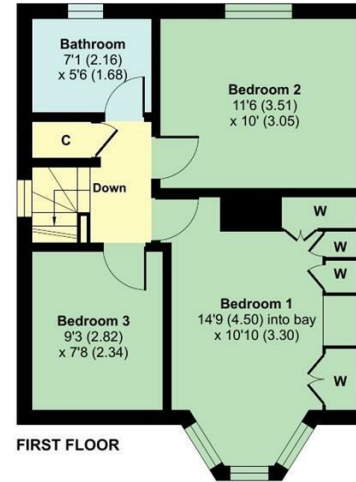
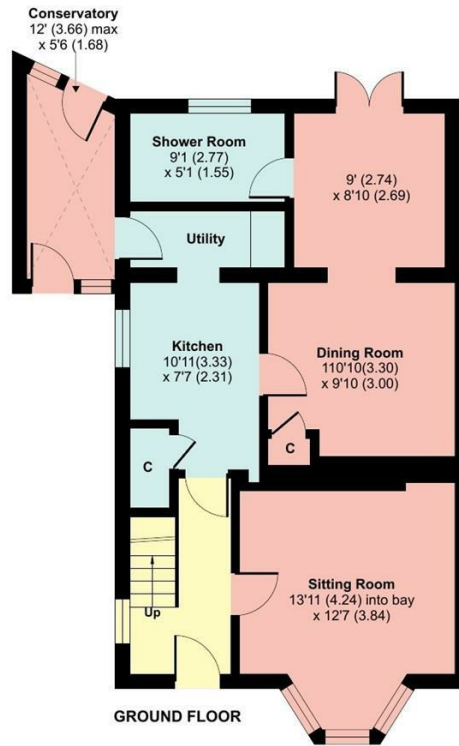
Vale of White Horse District Council
COUNCIL TAX BAND C



Hamfield, Wantage, OX12 9EG

Approximate Area = 1145 sq ft / 106.3 sq m

For identification only - Not to scale



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	

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	

DIRECTIONS TO OX12 9EG

Sat Nav to OX12 9EG where the property can be found on the right as identified by our D&S For Sale board. What 3 Words: [///boxer.infringe.dignitary](http://boxer.infringe.dignitary)



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: 1006262

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.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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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 Hamfield**

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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