



Greenacres Drive  
Wantage, Oxfordshire





No.3

Greenacres Drive, Wantage, Oxfordshire, OX12 9NR



A rare opportunity to acquire this extremely well appointed detached family home situated in this highly desirable, quiet and convenient close consisting of a select number of properties, constructed by Messrs Berkeley Homes, within walking distance of Wantage market square.

#### 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).









## THE PROPERTY

An extremely well appointed, detached family home situated in this highly desirable, quiet and convenient close consisting of a select number of properties, constructed by Messrs Berkeley Homes to a high specification in the 1990's. The light and airy accommodation comprises of a good sized sitting room with a feature fireplace, separate dining room, a well appointed refitted kitchen with integrated appliances and refitted utility room. The ground floor is completed with an extremely spacious entrance hall with oak flooring, a downstairs cloakroom as well as an integral double garage. To the first floor there are four generously proportioned bedrooms, featuring a master bedroom suite and guest suite, both of these delightful rooms have en suite facilities, and there is also a family bathroom. The property benefits from a good sized, attractively landscaped and private rear garden and also a landscaped front garden, there is also parking to the front of the property for comfortably three to four vehicles. A short distance to the market square, an early inspection of this delightful home is recommended, rarely are the homes in the close offered to the market. THIS ONE BENEFITTING FROM NO ONWARD CHAIN.

EPC-D.

### SERVICES

All mains services connected.

Gas fired central heating via radiators.









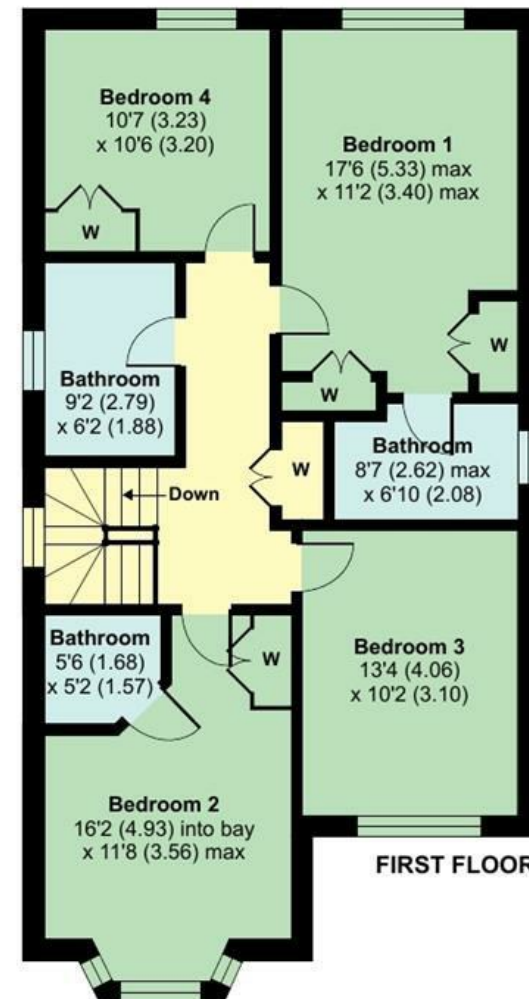
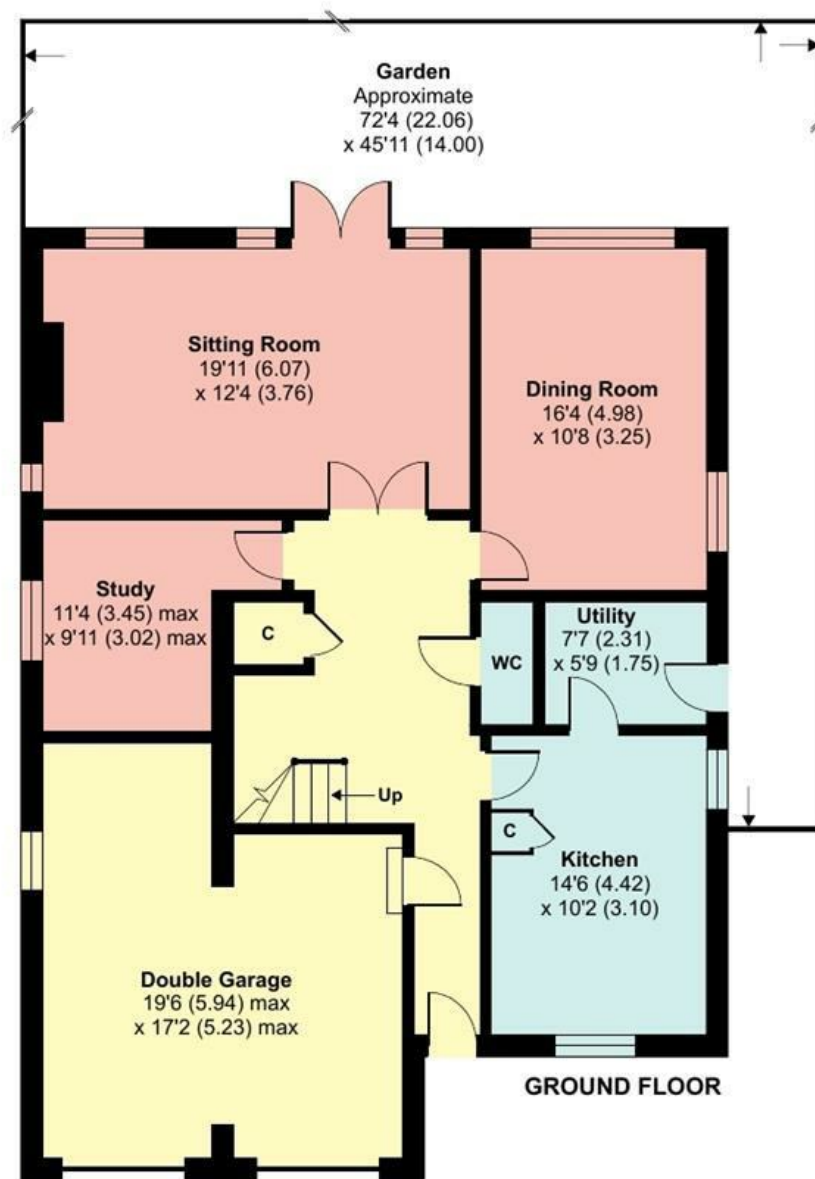




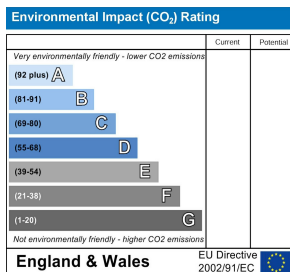
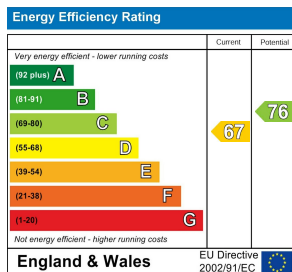
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Approximate Area = 2176 sq ft / 202.1 sq m (includes garage)

For identification only - Not to scale







## CONTACT

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

## DIRECTIONS to OX12 9NR

Leave our offices in the Market Square via Newbury Street, at the traffic lights turn right into Portway, continue on this road passing the school on the right and at the bottom of the hill take the turning right into Ham Road and then immediately left into Greenacres Drive, proceed where the property will be found on the right as indicated by our D&S For Sale board.

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