



DOUGLAS & SIMMONS



4, Mary Shunn Way,  
Wantage, Oxfordshire

## 4 Mary Shunn Way, Wantage, Oxfordshire, OX12 8GN

Guide Price £520,000 Freehold

This well appointed, energy efficient, nearly new, highly specified, three bedroom detached property, benefits from the floorplan footprint of a four bedroom detached property, but was constructed as a luxury three bedroom home with the benefit of a dressing room and an en suite.

• Kitchen/Dining/Family Room • Energy Efficient Home (Rated B) • Driveway parking for comfortably two vehicles • Good sized enclosed garden • Master Bedroom with En Suite and Dressing Room • Converted Garage • Family Bathroom, Utility Room with WC • Sitting Room • 3 Double Bedrooms (Potential to add a Fourth Bedroom) • Gas Central Heating



### 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. . 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). <http://wantage.com/>

## DESCRIPTION

This well appointed, energy efficient, highly specified, three bedroom detached property, benefits from the floorplan footprint of a four bedroom detached property, but was constructed as a luxury three bedroom home with the benefit of a dressing room and an en suite.

Situated at the front of the development, the property benefits from a good degree of privacy behind a mature conifer hedge, with small green, on a private and select drive.

Features of note include a kitchen/dining/family room, a separate sitting room, as well as a study/playroom. To the first floor, there are three good sized bedrooms, the generous master bedroom has a dressing room and an en suite, which could easily be divided to provide a fourth bedroom, if so desired.

Further benefits of this beautiful home, include a former garage which has been converted to a hobby room, and could easily be restored back to a garage (if so required), and there is parking provision to the front of the garage for comfortably for two vehicles.

EER - B

## SERVICES

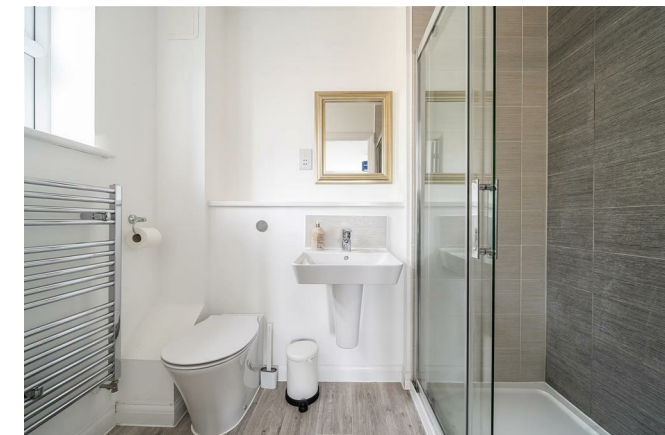
Gas central heating.  
All other mains services connected.

## FLOOR AREA

1548.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND E





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Approximate Area = 1376 sq ft / 127.8 sq m

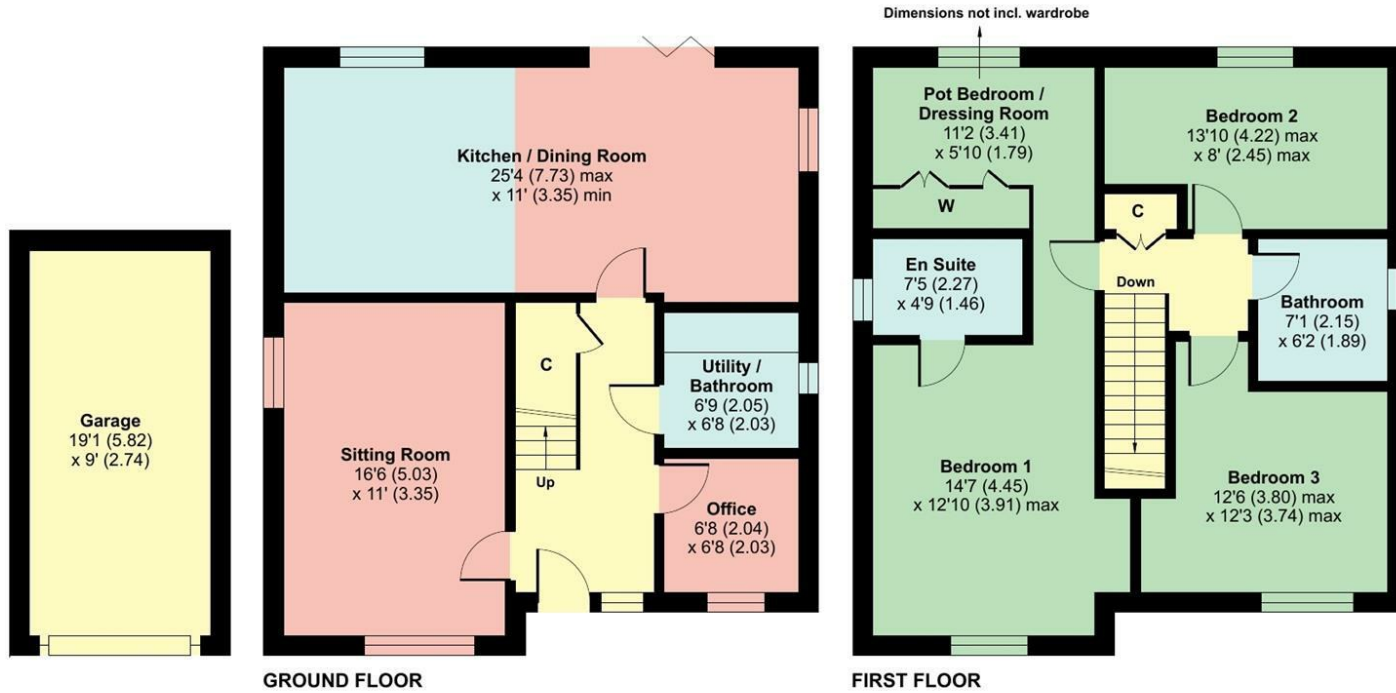
Garage = 172 sq ft / 16 sq m

Total = 1548 sq ft / 143.8 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



## DIRECTIONS TO OX12 8GN

what3words:///blanket.estuaries.pocket

## Other Material Information:

- Ofcom check indicates good outdoor and in door availability for EE, and good outdoor and variable indoor availability for Three, O2 and Vodafone.
- Ofcom broadband check indicates standard, superfast and ultrafast broadband is available at this property.
- Government portal highlights this area as low flood risk
- We are unaware of any planning permissions that could negatively affect the property

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:-

- 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.
- 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.
- No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
- All measurements are approximate. GRD/rd 04.2026

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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