



5 bed detached house to buy in

Larkhill, Wantage, Oxfordshire, OX12 8HA

£575,000 Starting Bid

 x 5  x 2  x 1

Tenure

Freehold

Allocated parking

Property features

- ✓ Impressive five-bedroom detached house.
- ✓ Four reception rooms.
- ✓ Kitchen and separate utility.
- ✓ Non-estate location with views of allotments.
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms and Conditions apply.

Individually built five-bedroom detached family home located in a non-estate and popular residential area of Wantage with views to the front across allotments. The impressive and flexible accommodation is approximately 1800sq ft and provides five bedrooms with four reception rooms on the ground floor. Occupying a generous plot with a west-facing rear garden, double garage with ample off-road parking plus front garden and still offering further scope to extend or improve subject to the usual planning. EPC Rating C.

Local information

Wantage is an attractive market town renowned for its association with King Alfred the Great whilst being situated at the foot of the ancient Ridgeway trail and Lambourn Downs, offering a comprehensive range of amenities, including shopping, leisure, health, banks, Post Office and recreational facilities, as well as a library, museum, various coffee shops, 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 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 is situated to the east with a main line train station to London (Paddington c.45mins).

Accommodation

The sizable entrance hall with stairs leading up and doors to, home office, spacious lounge with bay fronted window, inner hall with WC & storage cupboard, fitted kitchen and separate utility room with side door into rear garden, door leads off the kitchen to a large dining room leading through to the attractive garden room adjoining the rear garden. The first floor offers five generously sized bedrooms, including two bedrooms with en-suites and a large family bathroom featuring a corner bath.

Outside space

Outside the property is a lawned garden to the front with a garden path leading to the front door and flanked by hard standing driveway providing excellent off-street parking. The five-bar gate gives access to the double garage benefits from twin up & over doors, light & power with courtesy side door plus additional parking area. The rear garden enjoys a pleasant westerly aspect and a good degree of privacy from mature trees and hedging mostly laid to lawn with decking area off the garden room.

Additional information

Council, Vale of The White Horse Tax Band F, Gas Central Heating, mains electric, water and drainage. This property was built between 1996 and 2002

Conveyancing

We work with DT Conveyancing to help you buy your property with confidence. Your dedicated conveyancer will keep you informed at every stage from start to finish. Making

Mortgages

Your home may be repossessed if you do not keep up repayments on your mortgage

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate Limited is an Introducer Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Limited which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

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Lettings and management

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

Buyers information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of our appointed compliance provider, Simplify, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a charge of £99 including VAT for this (for the transaction not per person), payable direct to Simplify.

Fees

We may you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

DWA180084/

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £575,000

Property Type: Detached House

Parking: Allocated

Year built: 1995

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Electric, Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Larkhill - Wantage

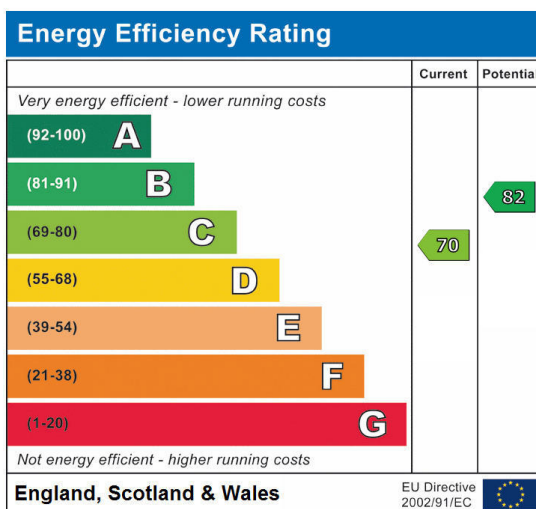
Approximate Gross Internal Area = 169.6 sq m / 1825.7 sq ft

Double Garage = 37.4 sq m / 402.8 sq ft

Total = 207.0 sq m / 2228.5 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (ID1254723)



Larkhill, Wantage, Oxfordshire, OX12 8HA

Contact your local branch today for more information on this property:

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