



DOUGLAS & SIMMONS

Lingmell, Manor Road,
Wantage, Oxfordshire



Lingmell Manor Road, Wantage, Oxfordshire, OX12 8DP

Guide Price £557,500 Freehold

This individual five bedroom detached property is situated in this highly sought after residential road close to the town centre on the south side of Wantage.

- Spacious kitchen/dining/family room • Sitting room with wood burning stove • Dining room/Family Room • Music Room/Study • 5 bedrooms • En-suite and family bathrm • Large c.150' x 48' mature rear garden • Goods sized frontage • Off road parking for several vehicles • Adjoining fields



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 individual five bedroom detached property is situated in this highly sought after residential road close to the town centre on the south side of Wantage.

Enjoying on a good sized plot and set back from the road the property dates back to 1963. Having been modernised and much improved over the years, the accommodation comprises entrance hall, family room, sitting room with wood burning stove, a separate dining room/family room, as well as a spacious kitchen/dining/family room. The ground floor accommodation is further complemented with a shower room, a music room/study and a utility room. To the first floor there are 4 extremely good sized bedrooms, one with an en-suite and spacious family bathroom with a 5th loft bedroom on the second floor. The property also affords a good sized frontage offering parking for a number of vehicles and a large c.150' x 48' mature and well-maintained landscaped rear garden adjoining fields.

SERVICES

All mains services connected.
Gas fired central heating to radiators.

FLOOR AREA

1928.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND G



13 Manor Road, Wantage, OX12 8DP

APPROX. GROSS INTERNAL FLOOR AREA 1928 SQ FT 179.1 SQ METRES (Excludes Restricted Head Height)
OUTBUILDINGS APPROX. GROSS INTERNAL FLOOR AREA 123 SQ FT 11.4 SQ METRES
GARAGE APPROX. GROSS INTERNAL FLOOR AREA 133 SQ FT 12.4 SQ METRES
TOTAL APPROX. FLOOR AREA 2184 SQ FT 202.9 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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 8DP

Leave Wantage market place passing our offices in Newbury Street and continue straight over the main traffic lights signposted Hungerford/M4, continue for approximately ½ a mile passing the park and Wantage C of E Primary School on your left and the property will be found on the left hand side set well back from the road accessed from the large layby.

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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5. All measurements are approximate. GRD/SL.3.9.2018/rd

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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