



41 Wallingford Street
Wantage, Oxfordshire OX12 8AU



DOUGLAS & SIMMONS

A deceptively spacious and historic, six bedroom family home dating back to the 1600's, with turn of the century additions, formerly a row of cottages, together with a generous and private landscaped garden c.177' with parking.



• 6 Bedrooms over 3 floors. (5 doubles) • 4 Reception rooms • 3 Bathroom facilities, cloakroom and utility • Generous, delightfully landscaped garden • Parking for at least 2 cars • Spacious kitchen with range cooker • Potential to create self-contained annexe • Immense character throughout • Refurbished throughout over the years • Gas central heating, pressurised hot water system

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, and the property is well placed for the independent schools Pinewood at Bourton, St Hugh's at Carswell, Abingdon School, St Helen & St Katharine (Abingdon), Our Lady's Abingdon, Radley College and Cokethorpe (Witney) and the Oxford schools and university.

DISTANCES

Abingdon c.10 miles (A338)

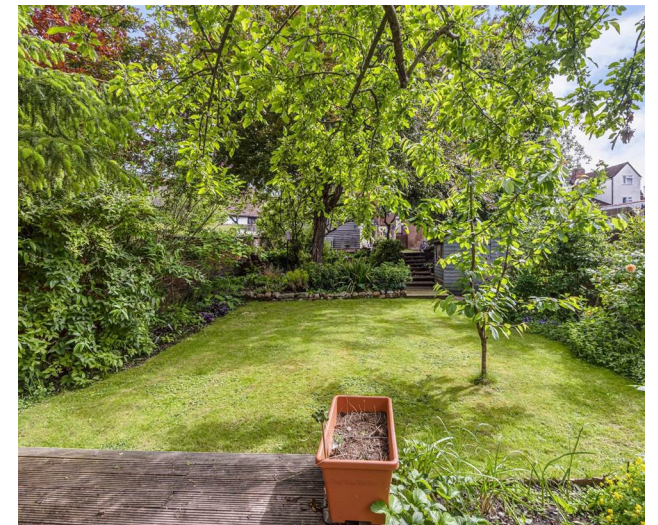
Oxford c.17 miles (A417, A34 or A338, A420),

M4 J14 c.9.4 miles (A338)

Newbury c.16 miles (A338)

Didcot c. 9 miles A417 A4130 London Paddington in c. 40mins

(All distances are approximate).





THE PROPERTY

The generous accommodation c.3167 sq ft comprises of an inner entrance lobby opening to a welcoming hallway with a sweeping staircase to the first floor and leading off are two principal reception rooms, a delightful drawing room with open fireplace and a formal dining room also with a fireplace. The large kitchen is conveniently positioned at the very heart of the home and is fitted with a range of built in painted wooden units featuring a gas range cooker, from this room is a cosy snug/family room which has external door to the garden. The ground floor is completed at the rear of the property with a cloakroom and a large and fabulous vaulted room (converted from a barn) currently used as a music room, as well as a large utility room with further access to the garden and a useful second staircase leading to the first floor. This part of the house could be easily adapted to provide a self-contained annexe for extended family members, or to provide additional income, if so required. Rising to the first floor from the main hall, there is a large landing with an original fireplace, leading off there are three generous double bedrooms with sash windows, as well as two further rooms being utilised as areas for study. There are also two full bathrooms on this floor. Rising to the second floor again in the older part of the house, there are two more generous double bedrooms, a loft storage space and a further full bathroom facility.

OUTSIDE

Externally, the property has an electric garage style door to the side leading to a delightful private cobbled drive and twin parking bays, originally the street to the former cottages and of particular interest, there are sheep knuckles set into the cobbles intended originally to give a better grip for horses hooves. The garden is private and extends to c.177' front to rear, with an area of lawn, decking and central paved terrace, interspersed with mature trees and shrubs providing a fabulous private oasis in the centre of town.



OTHER INFORMATION

We believe that the property is not currently listed. (The rear garden wall to the left belonging to the neighbour is listed).

COUNCIL TAX

Band G £3,515.59 year 2022/2023
Vale of White Horse District Council

SERVICES

All mains services connected.
Gas fired central heating via radiators.
Pressurised hot water system.







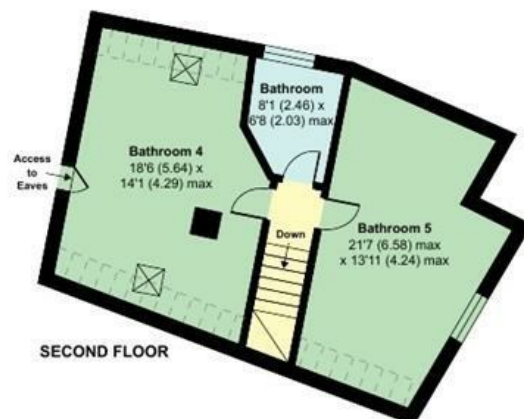
Wallingford Street, Wantage, OX12 8AU

Approximate Area = 3066 sq ft / 284.8 sq m

Limited Use Area(s) = 101 sq ft / 9.3 sq m

Total = 3167 sq ft / 294.2 sq m

For identification only - Not to scale



Access to parking via electric garage roller door to cobbled driveway, and the rear garden. Max height under archway 6'9" , (all sizes are approximate).

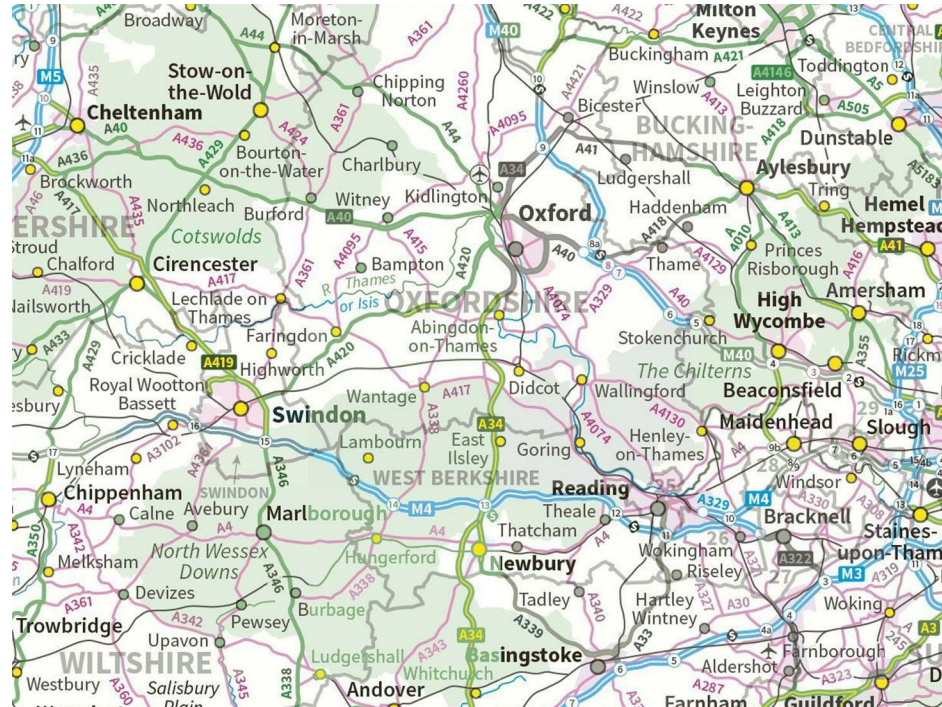


Total garden size (front to rear)

17'7" (53.94) x 30' (9.14)

Denotes restricted head height

Parking bays here for two vehicles



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		
(10 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		

CONTACT

Director Charles Bartlett

T. 01235 766222

E. charles@douglasandsimmons.co.uk

E. sales@douglasandsimmons.co.uk

VIEWINGS

Viewings strictly by prior appointment with the sole selling agents Douglas and Simmons, open 6 days a week for viewings.

DIRECTIONS to OX12 8AU

From our offices in the market square leave via Wallingford Street by Waitrose, where as the road bears around slightly to the left the property will be found on the left, as indicated by our D&S For Sale board. For viewings, we recommend for ease to park up either in the square, or in Waitrose or, The Beacon public car park off Church Street.

25 Market Place Wantage
Oxfordshire OX12 8AE
Tel: 01235 766222

sales@douglasandsimmons.co.uk

www.douglasandsimmons.co.uk



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. 3. 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. 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. 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.