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20 HARCOURT ROAD, WANTAGE, OXFORDSHIRE, OX12 7DQ



- Wonderful extended family home
- Three/four double bedrooms
- Well equipped kitchen/diner
- Utility room & downstairs cloakroom
- Enclosed south facing rear garden
- No onward chain, viewings recommended

Asking Price £450,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE ABINGDON BRANCH ON 01235 526907



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PROPERTY DESCRIPTION

Nestled in a charming little enclave, opposite a small green, is this established well-presented 3/4-bedroom semi-detached family home. The property benefits from a significant rear and side extensions which offers impressive accommodation that extends to in excess of 1630 sq' ft. A practical yet contemporary, semi-open-plan arrangement to the ground floor offers genuine flexibility and comprises of three generous reception area's including a 13ft by 12ft Sitting Room which is adjacent to a stunning 22ft by 10ft Family Room to the rear that enjoys lovely views over a level, south facing enclosed rear garden and provides access to a further, separate ground floor reception that would be ideal as a fourth bedroom or home office. In addition, this beautifully presented home boasts a stylish refitted Kitchen, with space for a range cooker, a separate Utility room and a ground floor cloakroom. And to the first floor, three generous bedrooms with a wonderful newly added En-suite shower room and dressing room to the main bedroom and a modern family bathroom suite. A shingled driveway provides off-road parking for two cars with EV charging point.

LOCAL INFORMATION

Wantage is a market town in South Oxfordshire and has a good range of shops, services, restaurants and schooling. Links with the past are very strong. This market town is where King Alfred the Great was born and it also has literary connections to Sir John Betjeman and Thomas Hardy. Wantage was shaped by its importance as a market town which remains at the heart of Wantage even today. There are numerous inviting pubs and places to eat, plenty of interesting shops, annual fairs, markets on Saturday and Wednesday, Farmer's Markets, and French Markets. Wantage is ideally located for excellent road links to the A34 which gives easy access to Abingdon, Oxford and Newbury and leads to the M4 for Reading and M40 towards Birmingham and the North. Didcot main line train station is situated to the east with good rail links to London Paddington (c40 minutes).

ACCOMMODATION

Downstairs comprises of an entrance hall, kitchen with utility room, downstairs WC, office, living room and family room with doors to the garden. Upstairs, the main bedroom benefits from an en-suite and dressing room. There are two further bedrooms and the main bathroom.



OUTSIDE SPACE

Private enclosed south facing rear garden is mainly laid to lawn and benefits from side access. To the front of the property is off road parking with EV charging point.

LOCAL AUTHORITY and SERVICES

Vale of White Horse District Council Tax Band C. 1631 square feet, 151.5 square metres. EPC Rating D.





CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

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

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.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

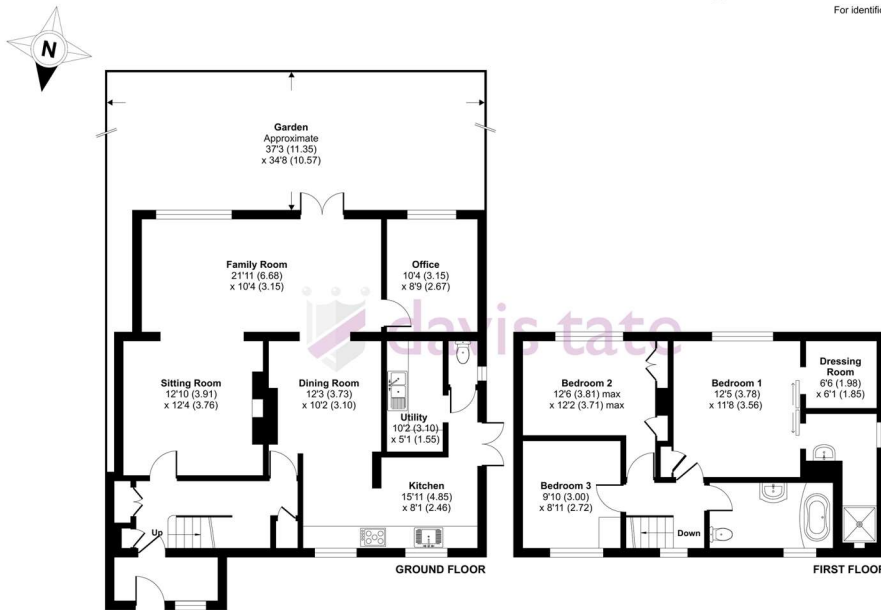
BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, 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 nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer 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 referral 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.

Approximate Area = 1631 sq ft / 151.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2024. Produced for Davis Tate. REF: 1092245