



THOMAS
MERRIFIELD
SALES LETTINGS

29 Badgers Drive
Wantage Oxon OX12 9WJ

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A spacious four bedroom detached house situated in this popular location benefitting from the sought after kitchen/dining room layout opening onto the attractive garden.

- Kitchen/Dining Room
- Remaining NHBC Warranty
- Enclosed Garden
- Block Paved Driveway
- Gas Fired Central Heating
- Large Garage
- Attractive Setting
- En-Suite Shower Room
- Cloakroom

Constructed in 2018 by Matthews homes and benefitting from the remaining NHBC cover the accommodation comprises entrance hall with cloaks cupboard, cloakroom and under stairs cupboard, the kitchen/dining room which is a particular feature of this property with french doors leading to the rear garden and fitted with a comprehensive range of base and wall units and appliances. The sitting is double aspect with a box bay window to the front. On the first floor there is the master bedroom with en-suite shower room, three further good sized bedrooms and a family bathroom.

To front a block paved driveway leads to garage with up and over door, power and light. Gated side access to the rear garden which is enclosed and mainly laid to lawn with patio area



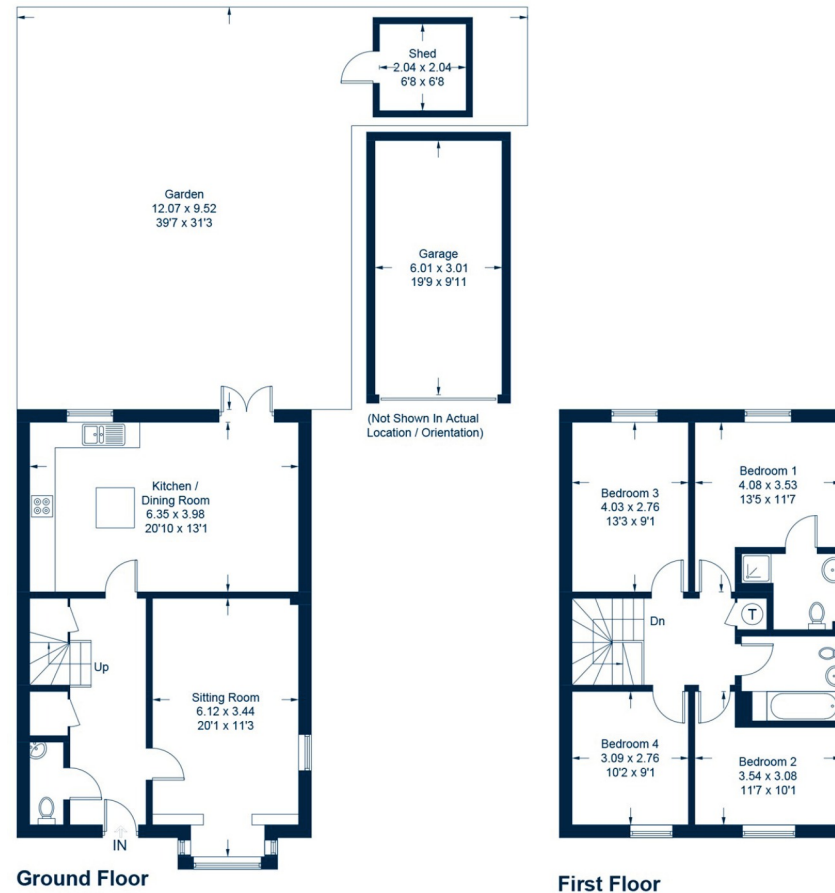
£429,950 Freehold



Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages, a range of shopping and leisure facilities, as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.



Approximate Gross Internal Area
 Ground Floor = 62.0 sq m / 667 sq ft
 First Floor = 60.3 sq m / 649 sq ft
 Garage = 18.0 sq m / 194 sq ft
 Shed = 4.2 sq m / 45 sq ft
 Total = 144.5 sq m / 1,555 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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