



7 Maria Crescent, Wantage  
£335,000

Waymark

## 7 Maria Crescent

### Wantage

A rare opportunity to purchase this attractive double fronted detached bungalow, situated in a cul-de-sac. This particular property is located on the south side of the close on a wider and larger than average plot scope to extend, subject to planning permission and building regulation approval.

The property offers an entrance hall with two double bedrooms to the front of the property, a bathroom with a white suite to the side. The bright and airy sitting room has been extended to the rear with a feature fireplace and sliding patio doors to double glazed conservatory and french doors opening to the rear garden. The kitchen is of a good size with white wall and base cupboards, window to the rear and door to the undercover carport.

Set back from the close with a walled frontage, with raised flower beds, there are double wrought iron gates leading to the wide driveway with areas of shingle, to the side of the property is a wide carport with undercover parking and block paving leading to a detached garage. The rear garden has a southerly aspect with a raised patio leading onto the lawn, a raised stone wall enclosed ornamental pond, flower and shrub borders with two small wooden ornamental bridges crossing a small stream.





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### Wantage

Located in a prime position within Wantage, the property enjoys close proximity to a range of shops, cafés, schools, and transport links, making it an ideal choice for those seeking a combination of town convenience and period charm.

Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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Material Information: The property is freehold and connected to mains gas, electricity, water, and drainage. The property is heated via a gas fired boiler which was replaced three years ago and has been serviced annually, along with uPVC double glazing throughout. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor and in-home for EE and Three, good outdoor and variable in-door for O2, good outdoor for Vodafone according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. Broadband - Ultrafast available.

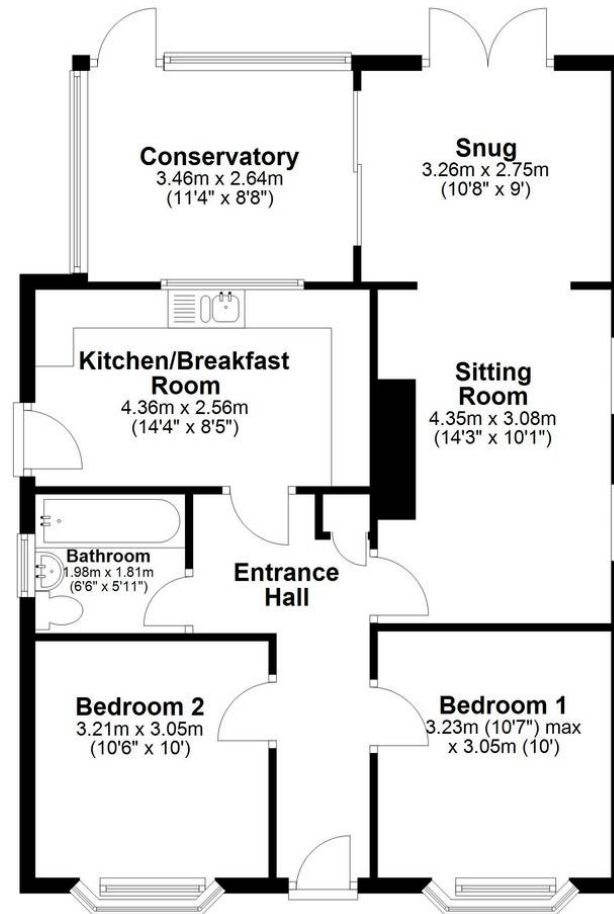
- No Onward Chain
- Detached Bungalow on a Wider-Than-Average Plot
- South-Facing Rear Garden
- Two Double Bedrooms
- Extended Sitting/Dining Room Opening to Conservatory
- Wide Gated Driveway, Carport and 20ft Detached Garage
- Gas Boiler Replaced 2023, uPVC Double Glazing Throughout
- Scope to Extend, Subject to Planning
- Quiet Cul-de-Sac Within Walking Distance of Wantage Market Place
- Ultrafast Broadband Available





### Ground Floor

Approx. 77.6 sq. metres (835.0 sq. feet)



Total area: approx. 77.6 sq. metres (835.0 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.  
Plan produced using PlanUp.

## Waymark Wantage

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