

67 Orchard Way, Wantage

In Excess of **£350,000**

Waymark

67 Orchard Way

Wantage

This significantly improved three-bedroom semi-detached family home offers spacious accommodation, contemporary finishes and a convenient location within walking distance of the historic market town of Wantage. Ideally suited to growing families, first-time buyers and professionals alike, the property combines comfortable modern living with a range of practical features.

Upon entering, the property offers a welcoming feel, leading through to a bright and spacious living room, providing the perfect setting for relaxing with family or entertaining guests. Generous natural light enhances the inviting atmosphere, creating a comfortable and appealing living space. To the rear, the impressive kitchen/dining room provides an excellent space for everyday family life and social gatherings. Fitted with contemporary units and ample storage, the room comfortably accommodates a large dining table, making it a natural focal point of the home. An adjoining utility area offers convenient space for a washing machine and tumble dryer, while the stylish ground-floor bathroom is finished with modern fixtures and fittings.

Upstairs, the generous master bedroom, currently arranged as a twin room, benefits from a walk-in wardrobe, providing useful storage with the added potential to create a small dressing area or study space, if desired. The well-proportioned second bedroom features two built-in wardrobes, while the third bedroom offers versatile accommodation, ideal for use as a child's bedroom, guest room or home office.





67 Orchard Way

Wantage

Externally, the property boasts an exceptionally spacious, enclosed rear garden with a desirable south-westerly aspect, providing an ideal setting for enjoying the afternoon and evening sunshine, outdoor dining and family gatherings. To the side, a private driveway provides valuable off-road parking.

Furthermore, the property has undergone extensive renovation 2024, including replastering throughout, a complete electrical re-wire with a new fuse board, and a brand-new heating system comprising new pipework, boiler and radiators. The improvements also include a re-fitted kitchen and bathroom, along with new flooring throughout, creating a fresh, modern and move-in-ready home for prospective purchasers.

Situated in a convenient location, the property enjoys easy access to Wantage town centre, with its selection of shops, cafés, restaurants, schools and everyday amenities. Transport links to surrounding towns and cities further enhance the appeal of this well-located home.

Material Information: The property is freehold and connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor, and in-home with Vodafone, Three and EE. Good outdoor with O2 according to https://checker.ofcom.org.uk however, please check as mobile networks may wary. Broadband - Ultrafast available according to https://checker.ofcom.org.uk. We are not aware of any current or proposed planning developments, planning permissions or restrictive covenants that would adversely affect the property.



67 Orchard Way

Wantage

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: C

Tenure: Freehold

- Much Improved Three Bedroom Semi-Detached Family Home
- Exceptionally Sized & Sunny Aspect Rear Garden
- Spacious Kitchen/Dining Room & Generous Living Room
- Utility Area & Modern Ground Floor Bathroom
- Large Master Bedroom With Walk-In Wardrobe & Second Bedroom With Wardrobes
- Driveway Providing Off Road Parking
- Walking Distance To The Market Town of Wantage



















Total area: approx. 74.1 sq. metres (797.4 sq. feet)

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

Waymark Wantage

Waymark Property, 23 Wallingford Street, Wantage - OX12 8AU

01235 645 645

wantage@waymarkproperty.co.uk

http://www.waymarkproperty.co.uk

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan - Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for an error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.