

18 Segsbury Road, Wantage

Guide Price £400,000

Waymark

18 Segsbury Road

Wantage

A beautifully presented three-bedroom detached family home, ideally situated in a highly sought-after and established location in Wantage, conveniently positioned within walking distance of the town centre and offering easy access to local schools, regular bus routes and a range of amenities.

The property is approached via an entrance porch, leading into a welcoming hallway with access to a spacious living room, beautifully complemented by engineered oak flooring. Double doors open through to the heart of the home, an impressive open-plan kitchen/breakfast room, thoughtfully fitted with a range of integrated appliances including a double oven, induction hob and dishwasher. A freestanding fridge is also available to remain by separate agreement. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living, ideal for both everyday family life and entertaining. Completing the ground floor accommodation is a practical utility room and a conveniently positioned cloakroom.

To the first floor, the landing leads to two generous double bedrooms, both benefiting from built-in wardrobes, a further single bedroom and a well-appointed family bathroom featuring a shower over the bath.





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Externally, the property enjoys a beautifully landscaped and well-maintained rear garden, featuring a generous patio area, ideal for outdoor dining and entertaining, complemented by a central lawn which has been recently re-turfed. Side pedestrian access leads to the front of the property, where a double-width driveway provides ample off-road parking and access to the remaining garage space, which has been partially converted to create valuable additional storage.

Furthermore, the property is offered for sale with no onward chain and has been continually maintained by the current owners, presenting a wonderful opportunity for the next purchaser to simply move in and enjoy their new 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 for Three, Vodafone and O2. Good outdoor, variable in-home with EE. Good outdoor with EE 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.



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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

- Well Presented Three Bedroom Detached Family Home
- Beautiful & Extended Kitchen/Dining Room
- Ground Floor Cloakroom & Useful Utility Area
- Master Bedroom & Second Bedroom With Built-In Wardrobes
- Modern Family Bathroom
- Enclosed, Well Tended Rear Garden
- Double Width Driveway Providing Off Road Parking For 2/3 Cars
- Established & Popular Wantage Location, Close To Amenities







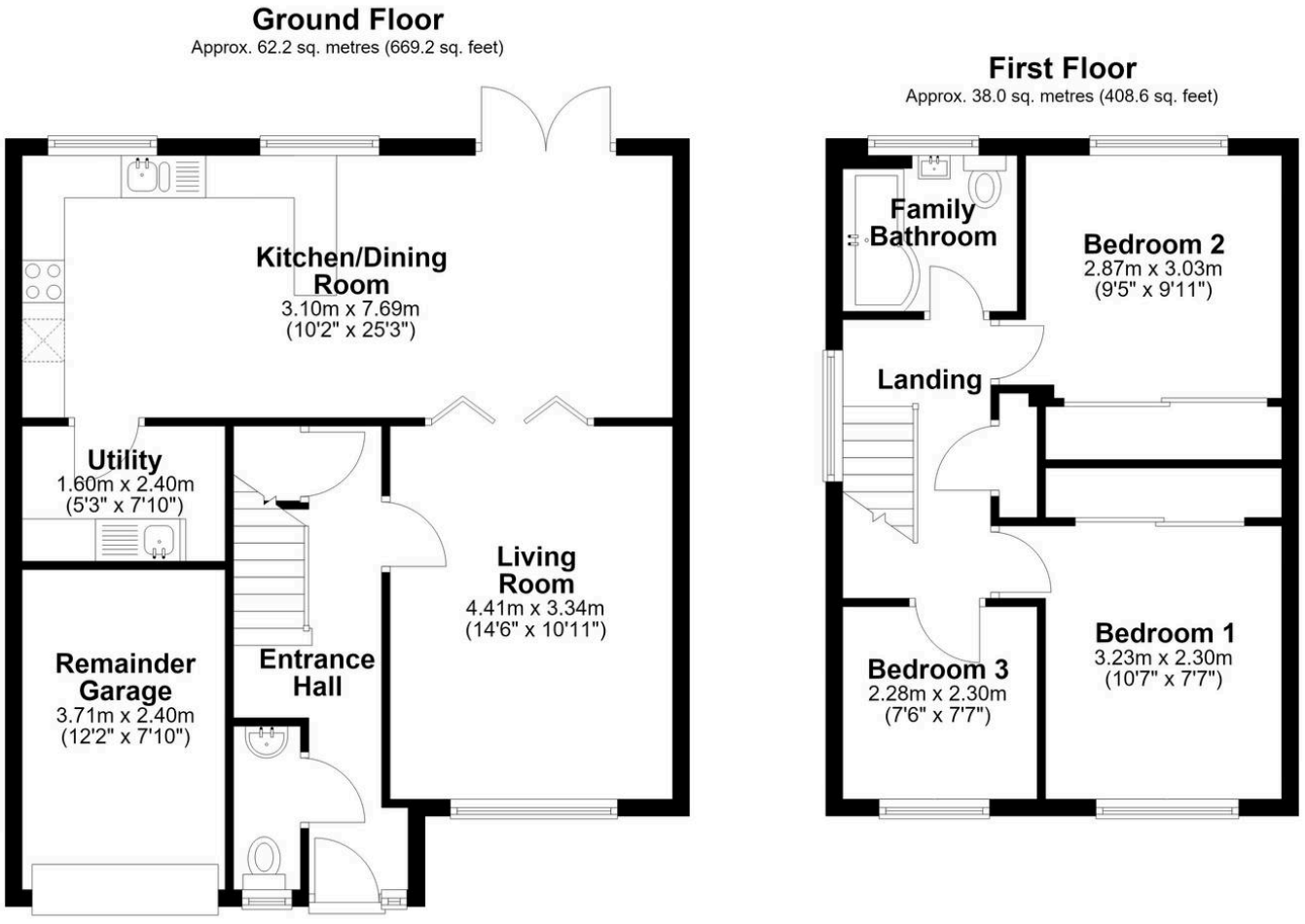












Total area: approx. 100.1 sq. metres (1077.8 sq. feet)

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

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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.