15 Powell Place, Wantage

In Excess of **£400,000**

Waymark

15 Powell Place

Wantage, Wantage

This immaculately presented three-bedroom detached home is situated within the highly sought-after Kingsgrove development in Wantage. Constructed by Messrs. Taylor Wimpey in 2022, the property has since be maintained to an extremely high standard, and should be viewed internally to fully appreciate.

The property welcomes you with a bright, airy entrance hall that leads into a spacious dual-aspect living room. French doors open onto the garden, allowing natural light to flood the space. There is a generous kitchen/dining room, fitted with sleek integrated appliances and offering ample space for family meals and social gatherings. A convenient ground-floor cloakroom further enhances the practicality of the layout. Upstairs, the master bedroom benefits from a beautifully finished ensuite shower room, while two further bedrooms provide flexible accommodation for family members, guests, or home working. These are served by a stylish modern family bathroom.

Externally, the property benefits from a landscaped rear garden featuring a generous patio area ideal for seating, along with side pedestrian access leading to the garage and driveway providing parking for two vehicles and additional storage.

15 Powell Place

Wantage, Wantage

Ideally positioned within the popular Kingsgrove development, the home offers excellent access to local amenities, transport links, along with walking distance to parks and the local Coop, making it well suited to families and professionals alike.

Material Information - The property is Freehold, connected to mains water, electricity, gas and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout.

Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338providing 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.

15 Powell Place

Wantage, Wantage

Council Tax band: E

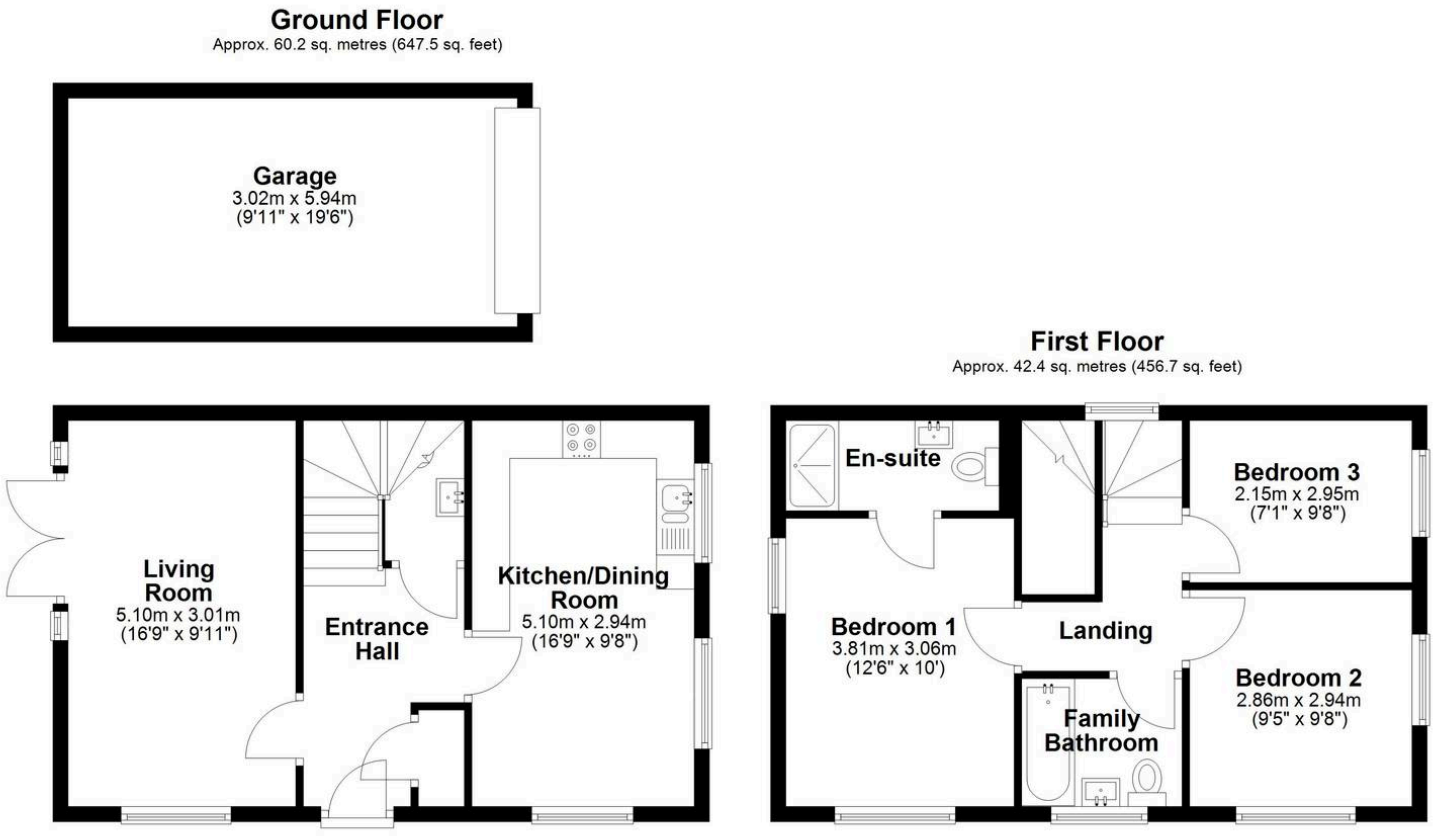
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Immaculately Presented Three Bedroom Detached Property
- Spacious Kitchen/Dining Room With Built-In Appliances
- Dual Aspect Living Room Flooded With Natural Light
- Master Bedroom With Splendid Ensuite
- Ground Floor Cloakroom & Modern Family Bathroom
- Landscaped Rear Garden
- Garage & Driveway Providing Parking For 2 Cars
- Popular Kingsgrove Development In Wantage

POWELL PLACE



Total area: approx. 102.6 sq. metres (1104.2 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.