



The Blenheims, Wantage, Oxfordshire

An elegant and substantial family house set in beautiful gardens of approximately half an acre in the centre of a historic Oxfordshire market town.

Summary of accommodation

Ground floor Entrance hall | Dining room | Sitting room | Snug | Family room
Kitchen/breakfast room | Utility/boot room | WC | Rear porch

First floor Three bedrooms | Two bathrooms

Second floor Three further bedrooms

Outside Double Garage | Gravel Parking | Delightful gardens

In all, approx. 0.5 acres

Distances

Abingdon 10 miles, Hungerford 14 miles, Oxford 17 miles, London 70 miles

Didcot Parkway 9 miles (London Paddington in 40 minutes)

(All distances and times are approximate).





Situation

The Blenheims is one of the last properties at the end of a desirable no-through road in a quiet part of town, a short walk from the market place. Wantage is an attractive, historic market town and civil parish in the Vale of the White Horse set on the Letcombe Brook and the fringe of the Berkshire Downs about 10 miles south-west of Abingdon and 17 miles south-west of Oxford. Wantage offers a broad and comprehensive range of shops and leisure facilities, including a Sainsbury's and Waitrose, whilst more extensive facilities can be found in Newbury and Oxford.

Oxfordshire and Berkshire have many excellent schools particularly in the Abingdon and Oxford area. Those schools include; Abingdon, St. Helen and St. Katharine, Radley College, Pinewood, St. Hugh's, Cothill and The Manor. The town is well located for access into London via road or train. Didcot Parkway (9 miles) provides regular trains into London Paddington, taking approximately 40 minutes. Abingdon 10 miles, Hungerford 14 miles, Oxford 17 miles, London 70 miles.

The Property

The Blenheims is an impressive Victorian home immaculately presented in beautiful gardens with a double garage.

The main façade has classic proportions and is beautifully complimented by twin bay windows and details with a welcoming porch. This elegant family house has versatile accommodations, high ceilings throughout and enjoys views over gardens to the front and rear. The main reception rooms are light and spacious with many period features such as sash windows, grand fireplaces with log burners and French doors onto the garden.

The accommodation is versatile and arranged over three floors. On the ground floor, the main reception rooms are to the front of the house, whilst the less formal kitchen/breakfast room and snug to the rear of the property have a more convivial feel. Beyond the snug is an enormous playroom; however, the space lends itself to many uses for the family.

The first floor has three bedrooms and two family bath/shower rooms, generous ceiling heights, and terrific views over the gardens. Above there are a further three bedrooms, with views over the town and the countryside beyond.





Outside

The house of approximately 3216 sq. ft. is situated in Belmont, a no-through road with predominantly Victorian properties in the centre of Wantage. It sits in a large plot of approximately half an acre comprising beautiful formal gardens with large lawns to the front and rear. Whilst mostly laid to lawn, there are deep herbaceous borders, a productive vegetable garden and mature screening from neighbours. There is a recent double garage block with plenty of gravel parking.

Property information

Services: Mains gas, water, electricity and drainage. Gas-fired heating. Broadband.

Local authorities: Vale of White Horse District Council. Tel 01235 520 202.
Oxfordshire County Council. Tel: 01865 792422

Tenure: Freehold

Guide Price: £1,250,000

Council Tax: Band G

Directions (OX12 9AS)

The above postcode will take you to Belmont, off Denchworth Road in Wantage. Follow Belmont (a no-through road) to the very end, cross over the footpath and into the gravel parking area for The Blenheims, 32 Belmont.

What3Words /// likes.surnames.remarked

Viewings

By appointment through sole selling agent Knight Frank.



Approximate Gross Internal Floor Area = 299 sq m / 3,216 sq ft

Ground Floor = 148 sq m / 1,593 sq ft

First Floor = 71 sq m / 765 sq ft

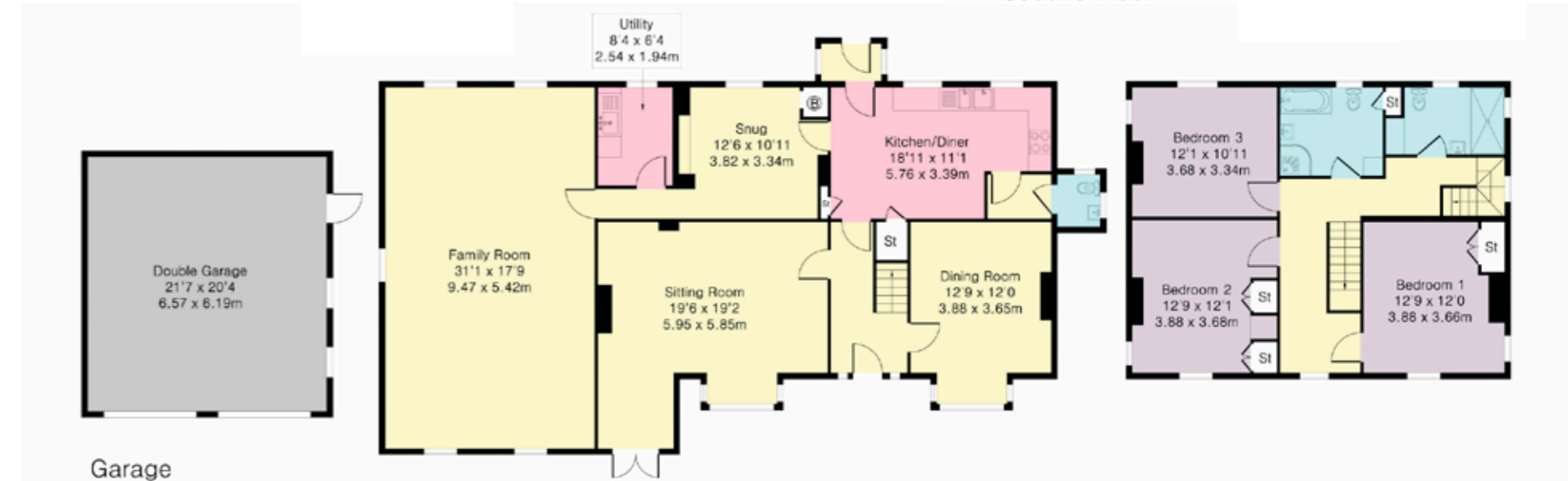
Second Floor = 39 sq m / 420 sq ft

Garage Area = 41 sq m / 438 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Second Floor



Garage

Ground Floor

First Floor

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I would be delighted to tell you more
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