

CB

CHARLES BARTLETT  
RESIDENTIAL



50 Orchard Way  
Wantage, OX12 8ED

**Guide price £325,000**



An extended three-bedroom semi-detached family home, ideally situated within a popular residential area of Wantage, conveniently located close to the town centre and local amenities.

Offering approximately 1,142 sq ft of versatile accommodation arranged over three floors, the property provides spacious and flexible living space throughout. The ground floor comprises an entrance hall, downstairs shower room, fitted kitchen and a generous reception room leading through to a separate dining room, which features a bespoke bar area, creating an excellent space for entertaining family and friends.

The first floor offers three bedrooms, including two well-proportioned doubles and a third bedroom, while the second floor features a useful loft room providing additional versatile space for a home office, hobby room or occasional use.

Externally, the property benefits from a rear garden with lawned and patio areas, together with a garden shed and space for outdoor dining and relaxation. To the front, there is private driveway parking.

Conveniently positioned for





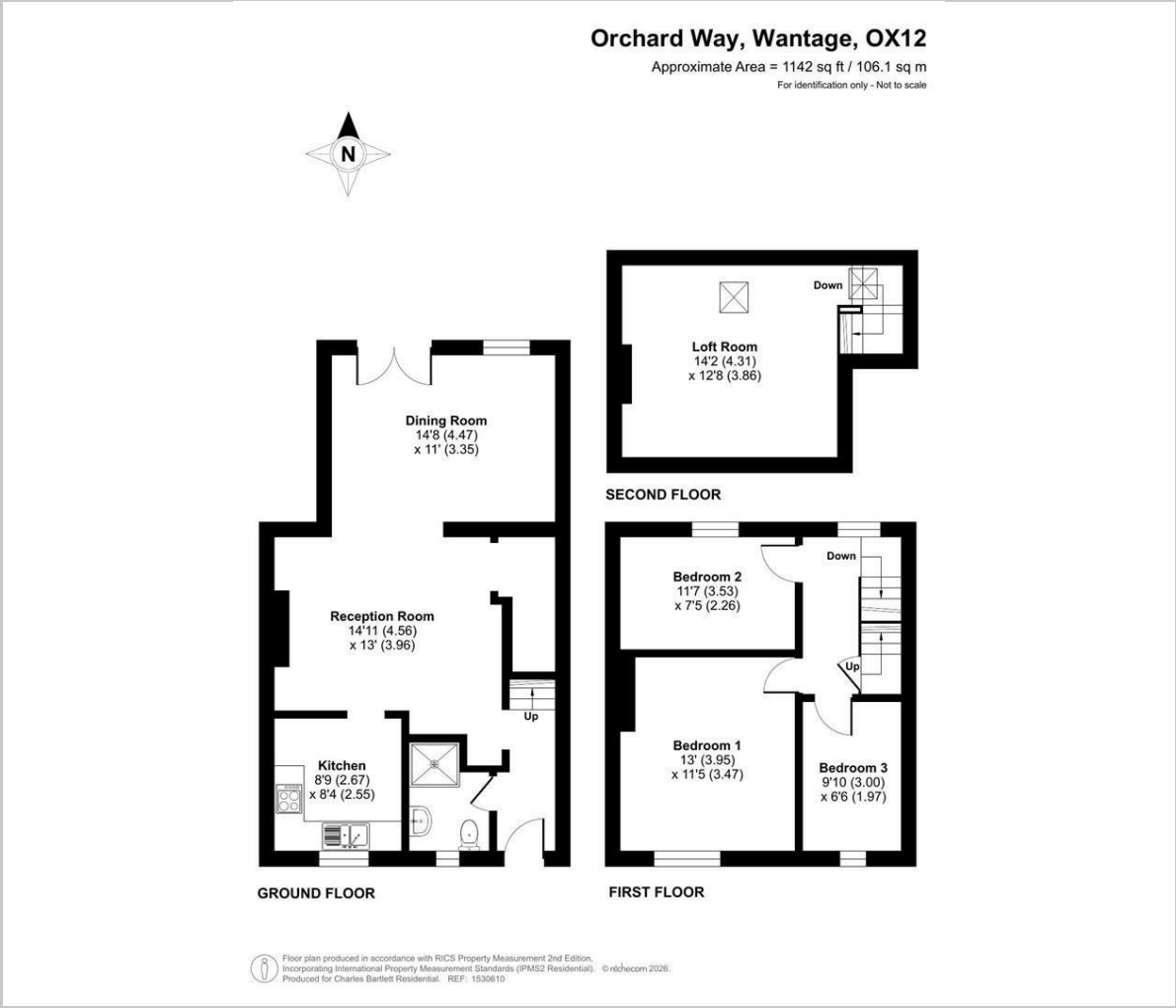
Wantage town centre, the property is within easy reach of a range of shops, cafés, restaurants, schools and everyday amenities.

An excellent opportunity for buyers seeking a spacious family home with flexible accommodation and a distinctive entertaining space.

EPC Rating D  
Council Tax Band C



Floor Plan



Viewing

Please contact our Charles Bartlett Residential Office on 07939 496551 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

