



**Herleston House**  
**West Street**  
**Sparsholt**  
**Wantage**  
**Oxfordshire**  
**OX12 9PS**

**Offers in Excess of £605,000**

**bettermove**

West Street  
Wantage

Bettermove are proud to present this substantial 4 Bedroom Detached House in Sparsholt available with no forward chain.

The property is high energy efficient and benefits from double glazing, LPG gas central heating throughout, solar panels and has off street parking available via the driveway with enough space for up to 5 cars. The council tax band is F.

The interior of this beautifully presented property comprises a spacious living room, top of the range kitchen with dining area, utility room and a convenient WC on the ground floor. The first floor consists of four bedrooms, including the master bedroom with an ensuite bathroom and private balcony over the garden and the family bathroom. The exterior boasts a private rear garden with a selection of fruit and nut trees, perfect for enjoying the summer months.

Located in the sought after village of Sparsholt, the property is close to a range of amenities in the local town of Wantage approximately 3 miles away. The village has excellent bus connections to Wantage making it an easy commute for schools, shopping, local pubs and restaurants all within 30 minutes of great nature walks.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

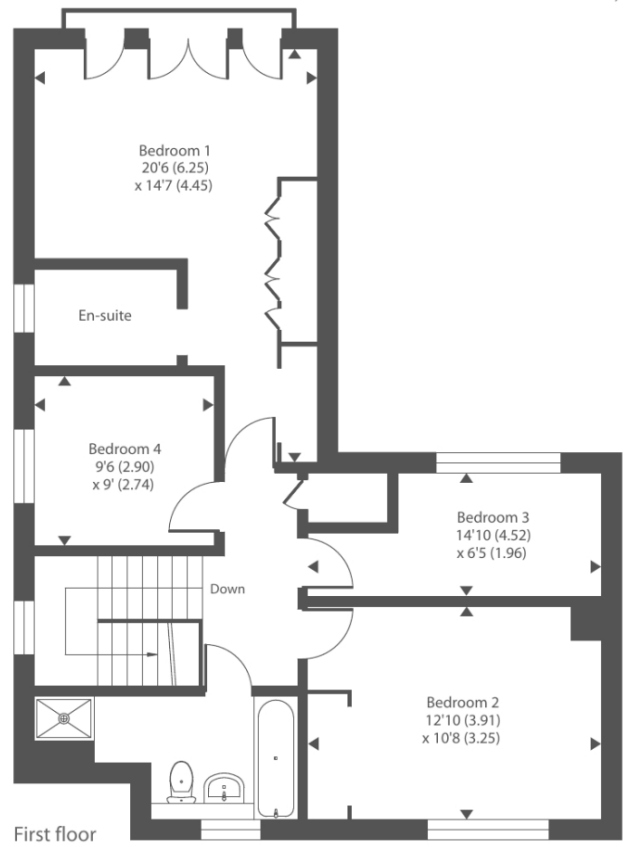
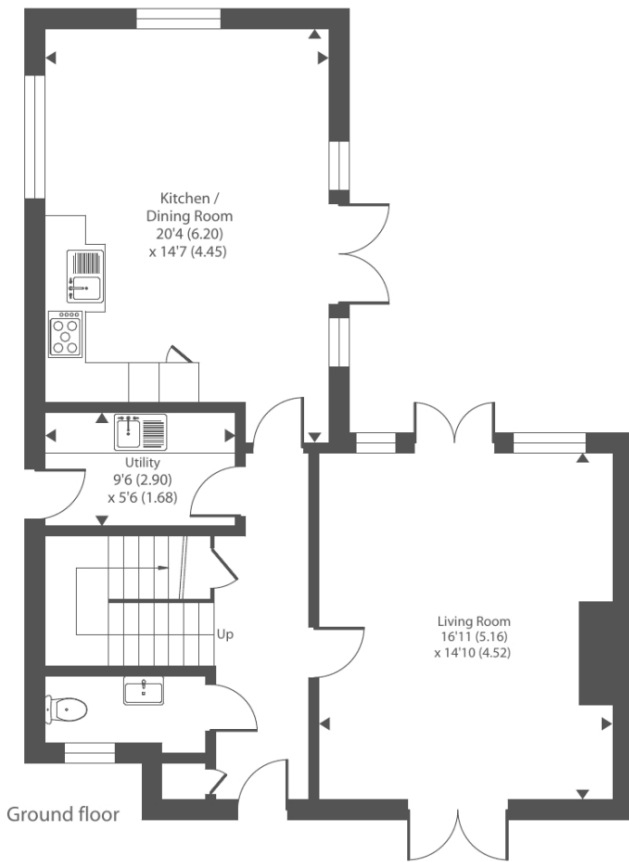
This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.



Approximate Area = 1548 sq ft / 143.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Chancellors Estate Agents. REF: 1142128

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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