

GREEN &  
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MAYFAIR COUNTRY  
HOMES LTD  
LUXURY BARN CONVERSIONS



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### Description

This wonderful new development, Mayfair Paddocks, by the award-winning developer Mayfair Country Homes (LABC Central England Development of the Year 2021 Winners) consists of just eight exclusive private homes located in a beautiful wooded area of Wantage, Oxfordshire. The project is designed to offer luxurious semi-rural living, with each home thoughtfully crafted to provide high-end finishes and modern conveniences. The development emphasises privacy and space, catering to those seeking tranquillity in a scenic setting. The homes are part of Mayfair Country Homes' portfolio and feature stunning architectural designs, blending traditional aesthetics with contemporary interiors. Set within walking distance of the historic Market Place and Waitrose, these homes provide spacious living areas, generous bedrooms, luxury bathrooms, gorgeous kitchens, large gardens, and excellent access to local amenities while retaining a sense of seclusion and exuding quality.

### Plot 3

Plot 3 is an imposing four-bedroom, three-bathroom, detached family home (2410 sq ft including garage/carport) linked by its double garage, block paved parking to the front and with generous south facing rear gardens, the largest on the development.

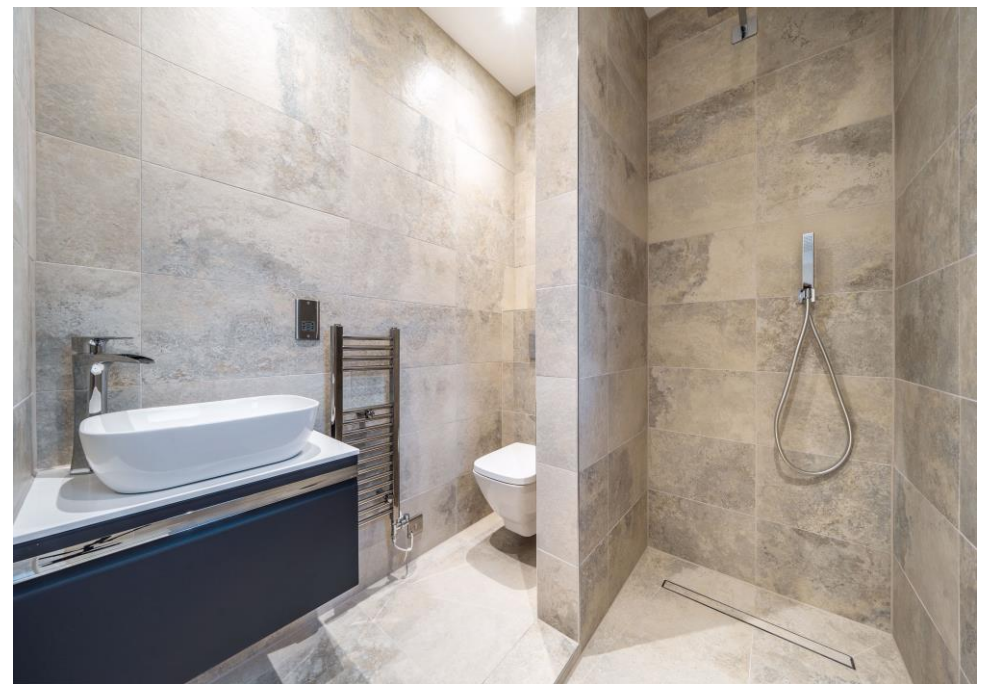
### What3Words

w3w.co/debater.expecting.blissful.

### Specification

Samsung American-style fridge freezer. AEG double ovens or microwaves and ovens (plot specific). Underfloor ASHP heating on the ground floor with individual room thermostats and traditional-style column radiators to the first floor. Cortizo branded powder-coated aluminium double-glazed windows, doors and bi-fold doors. Downlights with feature pendant lighting. Gliderol electric doors to enclosed garaging Mira thermostatic digitally controlled showers Staircase with glazed balustrades and oak handrails. Pebble Grey





Shaker-style Kitchen wall and base units with antique pewter-style handles. Oak woodblock work surfaces incorporating a butler sink with mixer tap. Engineered oak flooring throughout ground floor, 100% wool carpets to first floor and ceramic tiling to bath/cloakrooms. Turf to rear gardens. Broadband fibre to the property. Space for wood burner with chimney. Full height close board fencing to rear gardens. Outside lighting External tap Block paved driveways throughout the development. Security alarm. Wiring for EV charging point in carport.

### Location

One-time winner of a Great British High Street award and highlighted by The Sunday Times as an often overlooked part of Oxfordshire which will become a boom town, Wantage is superbly 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 the rail links in Oxford, Didcot, and Swindon. A picturesque Market Town, with historic ties as far back as Alfred the Great, Wantage has many high street and independent retailers with a plethora of bars, restaurants, and cafes in a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good primary schools locally, including Charlton and Wantage CofE with Ofsted rated outstanding Stockham Primary School and Wantage Primary Academy completing the educational provision within the Town. With easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill, Wantage fuses the semi-urban and rural in one sublime package. Private schools are available nearby with St. Hugh's Prep, Faringdon, Abingdon School at





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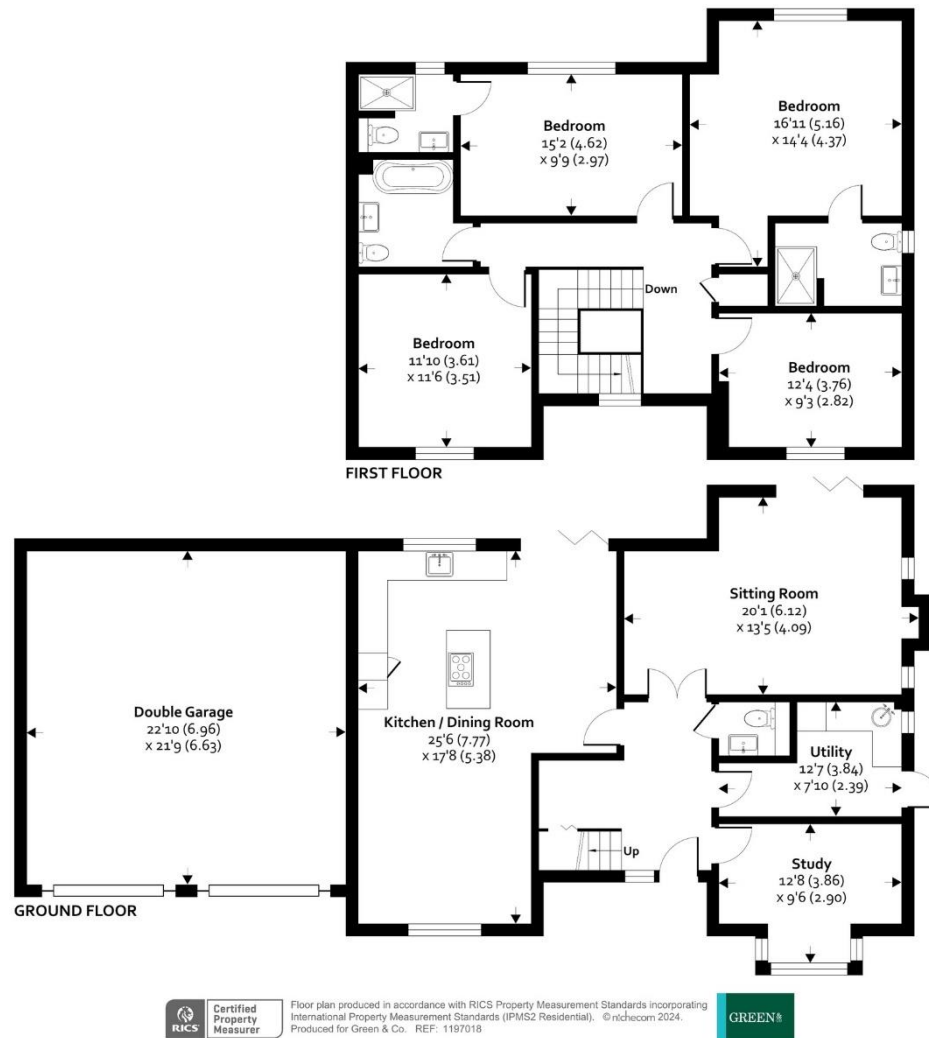
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## Plot 3 Mayfair Paddocks

Approximate Area = 1911 sq ft / 177.5 sq m  
Double Garage = 499 sq ft / 46.3 sq m  
Total = 2410 sq ft / 223.8 sq m  
For identification only - Not to scale



Frilford & Abingdon and St. Edward's at Oxford all a bus ride away.

### Tenure

Freehold.

### Estate Service Charge

TBC.

### Utilities

Mains services provided with an eco-friendly heating system mains so Gas is not required.

### PEA

B.

### Council Tax Band

Vale of White Horse District Council have yet to assess this property for Council Tax.

### Other Material Information

10 year warranty with Q Assure Build Ltd.

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Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

#### CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

#### DATA PROTECTION ACT 2018

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