



18 COURTENAY ROAD, WANTAGE, OXFORDSHIRE, OX127DN

£365,000

- STUNNING VIEWS ONTO HUMBER DITCH
- NO ONWARD CHAIN
- SOUTH-EAST FACING GARDEN
- 0.2 MILES FROM NEAREST SCHOOL
- 7.5 MILES TO DIDCOT STATION
- POTENTIAL TO EXTEND (STPP)
- BRICK BUILT
- 2 RECEPTION ROOMS
- GROUND FLOOR W.C.

18 COURTENAY ROAD, WANTAGE OX127DN

****BRICK BUILT WITH STUNNING VIEWS STRAIGHT ONTO HUMBER DITCH GREEN AND OFFERING LOTS OF POTENTIAL TO EXTEND (STPP)****



Council Tax Band: C



****RARE OPPORTUNITY TO BUY A BRICK BUILT HOUSE ON THIS SIDE OF COURTENAY ROAD THAT DIRECTLY OVERLOOKS HUMBER DITCH****

New to the market is this rare and sought after brick built semi-detached house that looks right onto Humber Ditch Green.

This is the first time the property has been on the market for 80 years, when the current family purchased the home, and it benefits from having no onward chain.

It is situated in a prime, elevated position in Courtenay Road, and is brick built so it is mortgageable.

The house has 3 bedrooms and a first-floor bathroom, and on the ground floor there is 2 reception rooms, a large kitchen and W.C, as well as plenty of storage cupboards. The house has not been physically altered since it was built, but there is so much potential to extend (STPP), which many neighbours have already done.

POTENTIAL TO EXTEND (STPP):

DOUBLE STOREY SIDE EXTENSION: to create a 4th bedroom and possible ensuite

REAR EXTENSION: to create an even larger living space by knocking the two reception rooms together and going further back or reconfiguring the layout to move the kitchen to the rear to make a large kitchen/diner with possible sky lights and bi-folding doors all along looking out to the garden

GARDEN ROOM: to create a further place which could be used as a home office, gym or playroom etc

DRIVEWAY: similar to numerous neighbours, to create off-street parking

LOFT CONVERSION: to create an additional bedroom with ensuite

INTERNALISE THE W.C: by incorporating the W.C. and Storage room within the house and closing off that external side area, to create a W.C. off the kitchen as well as a separate utility room or possible office/bedroom.

The property does require modernisation throughout, however the house has recently been decorated throughout, so it is possible to move in and do the property up in stages should you not wish to modernise straight away.

LOCATION

The property is located in a very quiet and peaceful area of Courtenay Road, overlooking Humber Ditch, which is very popular amongst families, as it is close to numerous schools and within walking distance to the Village centre. There is a Bus Stop less than 5 minutes walk away, and Didcot Station

(which connects to London Paddington) is only 7.5 miles away.

ACCOMMODATION

- 3 bedrooms
- 1 Bathroom
- 2 Reception Room
- Kitchen
- W.C.
- Internal Storage Room
- Garden Shed
- Loft Space
- South-West Facing Garden

IMPORTANT INFORMATION

- EPC: Band C
- Council tax: Band C (£2,165.18 for 2025/26)
- Vale of White Horse District Council
- Gas Central heating
- South-West facing garden
- 1072 sq ft
- New Combi boiler installed approx 2 years ago and serviced annually
- New Amtico flooring installed in the kitchen in 2024

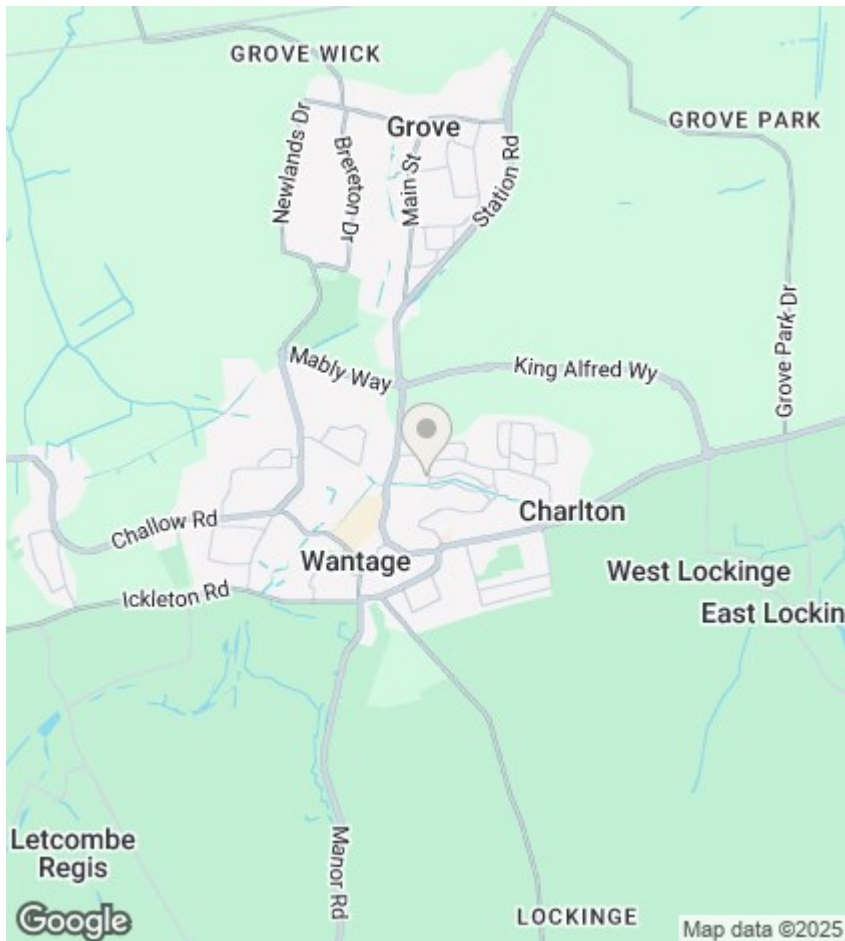
STATIONS (* straight line distances)

- 7.5 miles to Didcot Parkway Station

SCHOOLS

- * 0.2 miles to Huckleberry Therapeutic School
- * 0.2 miles to Charlton Primary School
- * 0.5 miles to Wantage Primary Academy (Ofsted Outstanding)
- * 0.7 miles to Fitzwaryn School (Ofsted Outstanding)
- * 0.8 miles to Wantage Church of England primary school
- * 0.8 miles to King Alfred's School
- * 0.9 miles to Stockham Primary School (Ofsted Outstanding)
- * 1.3 miles to Millbrook Primary School
- * 1.3 miles to St Johns C of E Academy
- * 1.4 miles to Grove Church of England School
- * 1.7 miles to St Nicholas C of E Primary School

Legal Note ****Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Under Estate Agency Act 1979, it must be declared a member of SLM Property has a personal interest in the proceeds of this sale****



Directions

Viewings

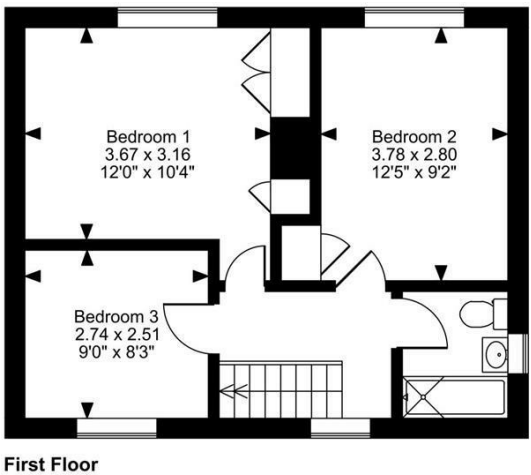
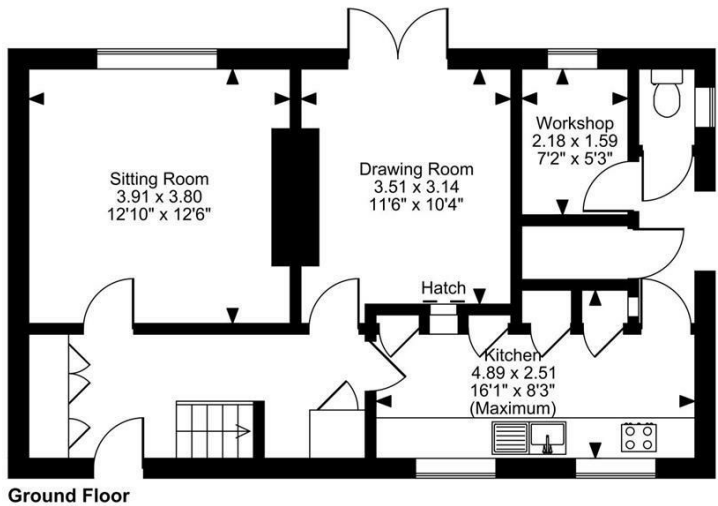
Viewings by arrangement only. Call 01753852226 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Courtenay Road, Wantage
Approximate Gross Internal Area
1072 Sq Ft/100 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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